



Technical Appendices DeWitt Government Center Facility Plan Public Draft

**Prepared for:
Placer County Department
of Facility Services**

September 22, 2003



TECHNICAL APPENDICES

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APPENDIX A

CEQA PROCESS Notice of Preparation

Comments on the Notice of Preparation

NOTICE OF PREPARATION

TO: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: Placer County Facility Services Department
11476 "C" Avenue, Auburn, CA 95603
(530) 889-7750 (530) 889-6863 FAX

CONTACT: Dennis Salter, Architect

The Placer County Facility Services Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, vicinity map, project site plan and/or elevations, brief description of the probable environmental effects, project application, and Initial Study are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than January 12, 2003**.

Please send your response to **Dennis Salter, Placer County Facility Services Department** at the address indicated above. We request the name of a contact person for your agency.

Project Title: DeWitt Government Center Facility Plan (2003 – 2010)

Project Applicant: Placer County Department of Facility Services

Date: December 11th, 2002 Signature: 

Title: Director of Facility Services

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375

Project Title: DeWitt Government Center Facility Plan (2003 – 2010)
Lead Agency: Placer County Facility Services Department **Contact Person:** Dennis Salter
Street Address: 11476 C Avenue **Phone:** (530) 889-7750
City: Auburn **Zip:** 95603 **County:** Placer

Project Location:

County: Placer **City/Nearest Community:** Auburn
Cross Street: Atwood Road, Bell Road, Richardson Drive **Zip Code:** 95603 **Total Acres:** ±180
Assessor's Parcel No. 051-120-06, -10, -13, and a portion of -42 **Section:** 32 **Twp:** 16N **Range:** 8E **Base:** Auburn 7.5 minute USGS topo quad
Within 2 Miles: **State Hwy #:** SR 49 **Waterways:** Rock Creek and North Ravine
Airports: Auburn Municipal Airport **Railways:** Union Pacific **Schools:** Atwood Elementary School

Document Type

CEQA: ☒ NOP ☐ Supplement/Subsequent **NEPA:** ☐ NOP **Other:** ☐ Joint Document
☐ Early Cons. ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg. Dec. ☐ Other ☐ Draft EIS ☐ Other
☐ Draft EIR

Local Action Type

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☒ Other Project Undertaken by County

Development Type

☒ Residential: Units 10 duplex units and 15 bedrooms within the Children's Emergency Shelter ☐ Water Facilities: Type _____ MGD _____
☒ Office: Sq.ft. ±212,500 Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ Watts _____
☒ Educational: ±5,500 square feet, includes a small ☐ Waste Treatment: Type _____
☐ Recreational: gymnasium ☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☐ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☒ Soil Erosion/Grading ☐ Wildlife
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Growth Inducing
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Cumulative Effects
☐ Fiscal ☐ Recreation/Parks ☒ Vegetation ☐ Other _____

Present Land Use/Zoning/General Plan Use: The project site is designated Mixed Use by the applicable Community Plan and carries the following zoning designations: OS (open space); OP-DR-DC (Office & Professional-Development Reserve-Design Review Scenic Corridor); C3-DC (Heavy Commercial-Design Review Scenic Corridor); and CPD-DC (Commercial Planned District-Design Review Scenic Corridor)

Project Description: The proposed project includes four construction projects and building and facilities demolition. The construction projects include ±190,000 square feet of office buildings and ±22,500 square feet of health center and emergency shelter. All projects are located at the DeWitt Government Center, the center of government services for Placer County.

Note: Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

REVIEWING AGENCIES CHECKLIST

Form A

KEY

S = Document sent by lead agency

X = Document sent by SCH

√ = Suggested distribution

- ☐ Resources Agency
- ☐ Boating and Waterways
- ☐ Coastal Commission
- ☐ Coastal Conservancy
- ☐ Colorado River Board
- ☐ Conservation
- ☒ Fish & Game
- ☐ Forestry
- ☒ Office of Historic Preservation
- ☐ Parks & Recreation
- ☐ Reclamation
- ☐ S.F. Bay Conservation & Development Commission
- ☐ Water Resources (DWR)

Business, Transportation & Housing

- ☐ Aeronautics
- ☐ California Highway Patrol
- ☒ CALTRANS District #5
- ☐ Department of Transportation Planning (headquarters)
- ☒ Housing & Community Development

Food & Agriculture

- ☐ Health Welfare
- ☒ Health Services

State & Consumer Services

- ☐ General Services
- ☐ OLA (Schools)

Environmental Affairs

- ☐ Air Resources Board
- ☒ APCD/AQMD
- ☐ California Waste Management Board
- ☐ SWRCB: Clean Water Grants
- ☐ SWRCB: Delta Unit
- ☐ SWRCB: Water Quality
- ☐ SWRCB: Water Rights
- ☒ Regional WQCB #5b

Youth & Adult Corrections

- ☐ Corrections

Independent Commissions & Offices

- ☐ Energy Commission
- ☒ Native American Heritage Commission
- ☐ Public Utilities Commission
- ☐ Santa Monica Mountains Conservancy
- ☐ State Lands Commission
- ☐ Tahoe Regional Planning Agency

☐ Other

Public Review Period (to be filled in by lead agency)

Starting Date December 12, 2002

Ending Date January 12, 2002

Signature



Date December 11, 2002

Lead Agency (Complete if applicable):

Consulting Firm: North Fork Associates
 Address: 1449 Lincoln Way
 City/State/Zip: Auburn, CA 95603
 Contact: Katherine Duncanson
 Phone: (530) 887-8500

Applicant: Placer County Department of Facility Services

Address: 11476 C Avenue
 City/State/Zip: Auburn, CA 95603
 Phone: (530) 889-7750

For SCH Use Only:

Date Received by SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:



PLACER COUNTY FACILITY SERVICES DEPARTMENT

Reserved for Date Stamp

11476 C Avenue

Auburn, CA 95603

530-889-7750 / FAX 530-889-6863

Web page: www.placer.ca.gov/ Email: dsalter@placer.ca.gov

INITIAL PROJECT APPLICATION

NOTE: PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE FACILITY SERVICES DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS SUBMITTED ON PROPERTIES WHICH CONTAIN ZONING VIOLATIONS MAY ALSO BE REJECTED BY THE COUNTY.

NOTICE: THIS PROJECT MAY BE SUBJECT TO FEES IMPOSED BY THE DEPARTMENT OF FISH AND GAME. (FISH AND GAME CODE SECTION 711.4 ET. SEQ.; PUBLIC RESOURCES CODE SECTION 10005) UNLESS A PROJECT IS DENIED NO ACTION WHICH REQUIRES PAYMENT OF FEES SHALL BE DEEMED FINAL UNTIL SUCH FEES ARE PAID (SECTION 21089(B) OF THE PUBLIC RESOURCES CODE).

-- OFFICE USE ONLY --

Zoning _____	Environmental Determination: _____	File #'s: _____
Map # _____	Exempt # _____	
G.P. Designation _____		
	___ Negative Declaration	Accepted by _____
Applicable G.P./C.P.: _____	___ EIR Name of EIR: _____	Hearing Body _____
		Date Filed _____
Geographical Area _____	SCH# _____	Date Accepted as Complete: _____
Sphere of Influence _____	Posters _____	
Airport Overflight _____	Taxes _____	Affordable Housing _____
	Tax Rate Area _____	Supervisory Dist _____

-- TO BE COMPLETED BY THE APPLICANT --

1. Project Name (current and previous) DeWitt Government Center Facility Plan (2003 – 2010)
2. Property Owner County of Placer
Full Address 11476 C Avenue, Auburn, CA 95603
Telephone (530) 889-7750 Fax (530) 889-6809 E-Mail _____
3. Applicant Placer County Department of Facility Services, Capital Improvements Division
Full Address 11476 C Avenue, Auburn, CA 95603
Telephone (530) 889-7750 Fax (530) 889-6809 E-Mail _____
4. Size of Property (acreage or square footage) Approximately 180 acres
5. Assessor's Parcel Number(s) 051-120-06, 051-120-10, 051-120-13, and a portion of 051-120-42
6. Project Location Between Bell Road and Atwood Road, west of Highway 49

(Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?

<input type="checkbox"/> Additional Building Site	<input type="checkbox"/> Environmental Impact Assessment Quest.	<input type="checkbox"/> Minor Use Permit
<input type="checkbox"/> Administrative Approval	<input type="checkbox"/> Extension of Time	<input checked="" type="checkbox"/> Project undertaken by County
<input type="checkbox"/> Administrative Review Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Major Subdivision (5+ parcels)	<input type="checkbox"/> Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Boundary Adjustment	<input type="checkbox"/> Other (Explain) _____
<input type="checkbox"/> Design Review	<input type="checkbox"/> Minor Subdivision (4 and under parcels)	

8. Does the proposed project need approval by other governmental agencies?

☐ Yes ☐ No. If so, which agencies? U.S. Army Corps of Engineers must approve wetland impacts/ mitigation; California Dept of Housing and Community Development must approve the housing relocation plan.

9. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**

Electricity PG & E Fire Protection PCFPD Sewer Placer County SMD #1
Telephone Pacific Bell/County System Natural Gas PG & E Water PCWA/NID
High School Placer Union Elementary School Auburn Elementary Other _____

10. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

The DeWitt Government Center Facility Planning project includes five specific development and improvement projects. Please refer to Attachment A for a detailed description of each project.

11. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

12. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

13. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is(are) the subject of this application.

Signature(s) of Owner(s):



Thomas Miller

Director of Facility Services

If for a Boundary Line Adjustment, signature of both transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

Signature of Transferring Property Owner

Please Print

Signature of Acquiring Property Owner

Please Print

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§ 1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. **The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.**



PLACER COUNTY FACILITY SERVICES DEPARTMENT

Reserved for Date Stamp

11476 C Avenue
Auburn, CA 95603
(530)- 889-7750 /FAX (530) -889-6863

Web page: www.placer.ca.gov Email : dsalter@placer.ca.gov

ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Required maps: 20 full size, **folded**, 1 **reduced** to 8 1/2 x 11"
Required applications: 20

Receipt No. _____
Filing Fee: _____

Pursuant to the policy of the Board of Supervisors, the Facility Services Department cannot accept applications on tax delinquent property or property with existing County Code violations.

- (ALL) 1. Project Name (same as on IPA) DeWitt Government Center Facility Plan (2003 – 2010)
- PLNG 2. What is the general land use category for the project? (e.g.: residential, commercial, agricultural, or industrial, etc.) institutional/commercial
- PLNG 3. What is the number of units or gross floor area proposed? Several buildings with a total of ±212,500 square feet are proposed.
- DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)?
Yes X No _____ If yes, show on site plan and describe: Refer to the aerial photograph in Attachment A and Figure 3 of the attached Initial Study.
- DPW 5. Is adjacent property in common ownership? Yes _____ No X Acreage _____
Assessor's Parcel Numbers _____
- PLNG 6. Describe previous land use(s) of site over the last 10 years: DeWitt Center has served as the government center for Placer County since 1971.

GEOLOGY & SOILS

NOTE: Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area?
Yes X No _____
If yes, describe: Please refer to Attachment B for fault information.
- DPW 8. How many cubic yards of material will be imported? None
Exported? None Describe material sources or disposal sites, transport methods and haul routes:
It is anticipated that there will be no net import or export of material to the site as a result of the proposed project, therefore no material will be transported on or off the site or disposed of.
- DPW 9. What is the maximum proposed depth and slope of any excavation? _____
Fill? Please refer to Attachment B.

- DPW 10. Are retaining walls proposed? Yes _____ No X If yes, identify location, type, height, etc:
No need for retaining walls has been identified at this time. All grading and construction impacts on geology and soils will be evaluated in the EIR.
- DPW 11. Would there be any blasting during construction? Yes X No _____ If yes, explain: _____
Please refer to Attachment B for additional information.
- DPW 12. How much of the area is to be disturbed by grading activities? _____
Grading will occur on approximately 21 acres of the DeWitt Center.
- PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?
 DEH Yes _____ No X If yes, explain: Sediment discharge and erosion would be controlled during construction using Best Management Practices as identified in Attachment B.
- DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes _____ No X If yes, describe: Please refer to Attachment B for additional information on natural economic resources near the site.

DRAINAGE & HYDROLOGY

NOTE: Preliminary drainage studies may be required following review of the information presented below.

- DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property?
 Yes X No _____ If yes, name the body of water here and show location on site plan: An unnamed open water pond exists in the western portion of the site. It is indicated on the aerial photo in Attachment A. An NID canal exists at the eastern boundary of DeWitt Center adjacent to First Street.
- DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes _____ No X
- DEH 17. If yes, does applicant have an appropriative or riparian water right? Yes _____ No _____
- DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable: _____
Please refer to Attachment B for a description of the onsite and offsite drainage patterns.
 What percentage of the project site is presently covered by impervious surfaces? Approximately 70%
 After development? Approximately 77%
- DPW 19. Would any run-off of water from the project enter any off-site canal/stream? Yes X No _____
 DEH If answer is yes, identify: Refer to Attachment B for a description of water run-off.
- DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off?
 Yes _____ No X If yes, what materials will be present in the discharge? _____
 What contaminants will be contained in storm water run-off? Oil, pesticides, and grease may be contained in storm water run-off.
- DPW 21. Would the project result in the physical alteration of a body of water? Yes _____ No X
 If so, how? Please refer to Attachment B for a discussion of the physical alteration of riparian wetlands and the detention basin west of the jail.
 Will drainage from this project cause or exacerbate any downstream flooding condition?
 Yes _____ No X If yes, explain: Refer to Attachment B for a description of drainage.
- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes _____ No X If yes, accurately identify the location of the 100-year floodplain on the site plan. _____
- DPW 23. Would the project alter drainage channels or patterns? Yes X No _____ If yes, explain:
 DEH No significant changes in drainage patterns are expected as a result of the proposed project.

VEGETATION AND WILDLIFE

NOTE: Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire.

- PLNG 24. Describe vegetation on the site, including variations throughout the property: _____
Please refer to Attachment B for a description of biological resources throughout the DeWitt Center.
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: Approximately ± 110
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as proposed A full evaluation of impacts to trees will be provided in the EIR.
- PLNG 27. What wildlife species are typically found in the area during each of the seasons? Refer to Attachment B for a discussion of the types of wildlife expected to occur at the DeWitt Center.
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15380 of the California Environmental Quality Act Guidelines) found in the project area? Refer to Attachment B for a discussion of special status species with potential to occur at the DeWitt Center.
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing, present on the project site as proposed? If uncertain, a list is available in the Planning Department: Refer to Attachment B.
- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)? Refer to Attachment B.
- PLNG 31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed? The proposed development will affect already disturbed habitat and a small area of oak woodland. The project EIR will evaluate the impacts to existing animal communities and their habitat.
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish and Game Natural Diversity Data Base) present on the proposed project? No
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, marsh, vernal pools, etc.)? Yes X No _____
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property? Yes X No _____
A wetland impact mitigation plan is proposed. Refer to Attachment B.
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes X No _____
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached? Yes _____ No X

FIRE PROTECTION

- DPW 37. How distant are the nearest fire protection facilities? PCFPD Station #1 is located at 11645 Atwood Rd., adjacent to the eastern boundary of the DeWitt Center.
- DPW 38. What is the nearest emergency source of water for fire protection purposes?
Describe the source and location: Fire hydrants are located throughout the DeWitt Center.
- DPW 39. What additional fire hazard and fire protection service needs would the project create? The project would construct over 200,000 sq. ft. of new buildings and demolish approximately 200,000 sq. ft. of existing buildings and the decommissioned wastewater treatment plan. All new buildings will comply with current building and fire codes and accessibility standards.
What facilities are proposed with this project? The proposed project will include hydrants every 300 ft. of roadway; interior automatic fire sprinkler systems in full compliance with NFPA 13, and provision of fire engine access to within 150 ft. of all portions of new buildings.

For single access projects, what is the distance from the project to the nearest through road? Bell and Atwood Roads provide direct access to all new construction areas.

Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes ☐ No ☒ If yes, describe: _____

NOISE

NOTE: Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

- DEH 40. Is the project near a major source of noise? Yes If so, name the source(s):
Please refer to Attachment B for information on noise from vehicular traffic in the project vicinity.
- DEH 41. What noise would result from this project - both during and after construction?
Please refer to Attachment B for a discussion of the noise expected to be produced by the project, both during and after construction.

AIR QUALITY

NOTE: Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

- APCD 42. Are there any sources of air pollution within the vicinity of the project? If so, name the source(s):
No, there are no major sources of air pollution within the vicinity of the project.
- APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts: Please refer to Attachment B for a description of stationary source and vehicle air pollutants created by the proposed project.
- APCD 44. Are there any sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? Yes Will the project generate any toxic/hazardous emissions? Please refer to Attachment B for additional information.
- APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. Please refer to Attachment B for a discussion of mitigation measures to reduce the dust and construction exhaust impacts of the project.
- APCD 46. Will there be any land clearing of vegetation for this project? Yes How will the vegetation be disposed? Vegetation will be cleared using approved APCD methods (i.e., chipping or shredding).

WATER

NOTE: Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary).

- DPW 47. For what purpose is water presently used onsite? Treated water is currently supplied to the site of all existing buildings. Water is also used to maintain landscaping.
What and where is the existing source? PCWA supplies treated water to the DeWitt Center through one central meter. The Dept. of Facility Services operates and maintains the water lines and distribution system within the DeWitt Center. NID will provide domestic/fire service to the CHCES and WS in the western portion of the DeWitt Center.
Is it treated water intended for domestic use? Yes What water sources will be used for this project?
Domestic: PCWA/NID Irrigation: PCWA

Fire Protection: PCWA/NID Other: _____

Is the project within a public domestic water system district or service area? Yes

If yes, will the public water supplier serve this project? Yes

What is the proposed source of domestic water? PCWA/NID

What is the projected peak water usage of the project? Due to the demolition of many existing buildings, there is expected to be no net increase or decrease in peak water usage.

DEH 48. Are there any wells on the site? No If so, describe depth, yield, contaminants, etc:

Show proposed well sites on the plan accompanying this application.

AESTHETICS

NOTE: If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.

PLNG 49. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes. The DeWitt Center is designated as a Mixed Use area, which provides for institutional and commercial uses. The proposed new office spaces do not place such uses any closer to adjacent residential and commercial uses than already exists. The proposed institutional residential uses are physically isolated from the government and commercial uses elsewhere at the site.

PLNG 50. Is the proposed project consistent/compatible with adjacent architectural styles? Yes. New buildings are proposed to have brick façade elements and sloping metal roof elements to be consistent with the newly constructed FAB and Juvenile Detention Center. They also will have features consistent with Placer County Design Guidelines.

PLNG 51. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? Yes By whom? Placer County DRC

PLNG 52. Describe signs and lighting associated with the project: Please refer to sign and lighting information in Attachment B.

PLNG 53. Is landscaping proposed? Yes If so, describe and indicate types and location of plants on a plan. Preliminary landscaping for the Land Development Building is indicated on the site plan in Attachment A. Landscaping plans for other development are not yet available but will be evaluated in the project EIR.

ARCHAEOLOGY/HISTORY

NOTE: If the project site is on or near an historical or archaeological site, specific technical studies may be required for environmental determination.

PLNG 54. What is the nearest historic site, state historic monument, national register district, or archaeological site? The nearest archaeological site is located on a small wooded knoll in the southwestern portion of the DeWitt Center. It consists of a single bedrock milling feature exhibiting 17 mortar cups and a small milling slick.

PLNG 55. How far away is it? The site is located within the DeWitt Center property.

PLNG 56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? Refer to Attachment B for information on the presence of historically significant architecture.

SEWAGE

- NOTE:** Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.
- DEH 57. How is sewage presently disposed of at the site? Placer County Sewer Maintenance District #1 (SMD#1)
- DEH 58. How much wastewater is presently produced daily? The DeWitt Center currently supports wastewater flow of 113,000 GPD from office, commercial, and residential uses.
- DEH 59. What is the proposed method of sewage disposal? SMD#1
Is there a plan to protect groundwater from wastewater discharges? Yes ☐ No ☒ If yes, attach a draft of this plan.
- DEH 60. How much wastewater would be produced daily? Please refer to Attachment B.
- DEH 61. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? There are no unusual characteristics or need for special treatments.
Will pre-treatment of wastewater be necessary? Yes ☐ No ☒ If yes, attach a description of pre-treatment processes and monitoring system.
- DEH 62. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? N/A, no septic systems are proposed.
- DEH 63. Is this project located within a sewer district? Yes
If so, which district? SMD#1 Can the district serve this project? Yes
- DEH 64. Is there sewer in the area? Yes
- DEH 65. What is the distance to the nearest sewer line? The sewer line runs through the DeWitt Center, adjacent to Richardson Drive. The new buildings are expected to tie into the DeWitt trunk line. An extension may be needed for the CHCES and WC site.

HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 66. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes ☒ No ☐ Please refer to Attachment B for additional information.
- DEH 67. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes ☐ No ☒
- DEH 68. If you answered yes to question #66, do you store any of these materials in underground storage tanks?
Yes ☐ No ☒ If yes, please contact the Environmental Health Division at (530) 889-7335 for an explanation of additional requirements.

SOLID WASTE

- DEH 69. What types of solid waste will be produced? The project will produce typical office and residential wastes. How much? How will it be disposed of? Since existing office and residential units will be replaced by office space, no significant increase in solid waste generation is anticipated to result from the operation of the proposed project. Solid waste pick up and disposal will continue to be provided by Auburn Placer Disposal Service. Waste generated by construction and demolition activities could be of significant volume. The EIR will provide additional evaluation of this impact.

PARKS/RECREATION

PLNG 70. How close is the project to the nearest public park or recreation area? Name the area: W.C. Field is a small softball field within the DeWitt Center property, located between E Avenue and D Avenue at Richardson Drive. Auburn Regional Park is located approximately one half mile north of the site.

SOCIAL IMPACT

PLNG 71. How many new residents will the project generate? None. The project will alleviate existing overcrowding in various County departments and accommodate future growth.

PLNG 72. Will the project displace or require relocation of any residential units? Yes. Please refer to Attachment A for a description of the residential displacement.

PLNG 73. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? The project would demolish some existing office, commercial, residential, and vacant buildings on the site. Some buildings would be replaced with new office spaces, while some demolition sites would be left vacant at this time.

PLNG 74. Would the project create/destroy job opportunities? Initially the project will result in a transfer of 435 existing employees from within the DeWitt Center, with an increase of ±141 employees by 2016.

PLNG 75. Will the proposed development displace any currently productive use? Yes
If yes, describe: Please refer to Attachment A, Project E for a discussion of the proposed demolition plan.

TRANSPORTATION/CIRCULATION

NOTE: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.

DPW 76. Does the proposed project front on a County road or State Highway? Yes X No _____
If yes, what is the name of the road? The project site has frontage on Bell Road and Atwood Road. Richardson Drive is the primary internal roadway.

DPW 77. If no, what is the distance to the nearest County road? N/A
Name of road? N/A

DPW 78. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes _____ No X
If yes, describe type and volume: The proposed project would not immediately increase total employment levels or activities at the DeWitt Center and thus would not increase total non-auto traffic (i.e. deliveries) levels for DeWitt Center from the no-project conditions. Employment levels are expected to increase gradually over the next 14 years, which will result in incremental increases in traffic levels at the DeWitt Center. These impacts will be considered in the project EIR.

DPW 79. What road standards are proposed within the development? The project does not include any new roads. County standards would be used for improvements along Bell Road, Richardson Drive, East Drive, B Avenue, and Atwood Road.
Show typical street section(s) on the site plan.

DPW 80. Will new entrances onto County roads be constructed? Yes X No _____
If yes, show location on the site plan. Refer to Attachment B for details.

DPW 81. Describe any proposed improvements to County roads and/or State Highways: Refer to Attachment B for a discussion of proposed roadway improvements.

DPW 82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable): The proposed project would accommodate the transfer of existing employees within the DeWitt Center, and thus would not increase total employment levels for

the DeWitt Center nor increase total traffic levels from the no-project conditions. Employment levels are expected to increase gradually, ±141 new employees over the next 14 years, resulting in incremental increases in traffic levels. The EIR will evaluate these impacts.

- DPW 83. Would any form of transit be used for traffic to/from the project site? Please refer to Attachment B for information on transit availability to/from the project site.
- DPW 84. What are the expected peak hours of traffic to be caused by the development (i.e., Churches: Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.)? The peak hours of traffic at the DeWitt Center are not expected to change as a result of this project. Refer to Attachment B for a description of peak traffic hours.
- DPW 85. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange? Yes X No _____. If yes, explain: The proposed project includes improvements to the intersections of Richardson Drive at Bell Road and at Atwood Road. In addition, the relocation of government services within the DeWitt Center is expected to alter the traffic patterns to and from the site (i.e., fewer westbound turns from SR 49 at Atwood Road and more westbound turns from SR 49 at Bell Road to access the new LDB site.) This shift of traffic patterns may have significant impacts to existing intersections. Refer to Attachment B for additional information on roadway improvements and changes in traffic patterns resulting from the proposed project.
- DPW 86. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? The addition of curb, gutter, and sidewalk to Bell Road and Richardson Drive will provide limited facilities for bicycles and pedestrians.

Name and title (if any) of person completing this Questionnaire:

Signature: 
Thomas Miller

Date: December 11, 2002

Title: Director of Facility Services

Telephone: (530) 889-7750

The Placer County Department of Facility Services has proposed four specific construction and/or improvement projects as well as a limited demolition plan for the DeWitt Center as part of the ongoing Facilities Master Planning. The specific locations for each individual project within the DeWitt Center are shown in Figure 1. The demolition plan is provided later in this document.

The County Comprehensive Facilities Master Plan (CFMP) calls for the consolidation of government facilities in order to increase the efficiency and effectiveness with which government services are provided to the public. The currently proposed projects are designed to improve the provision of government services to the public, increase the efficiency of the provision of services, improve working conditions of County staff, alleviate overcrowding conditions and insure accessibility to County services and facilities. The following discussions provide detailed descriptions of each proposed project and Attachment B delineates Potential Environmental Effects and expanded responses to EIAQ questions.

PROJECT A: LAND DEVELOPMENT BUILDING

INTRODUCTION

As part of the County's consolidation of government services at the DeWitt Center, the Placer County Department of Facility Services has proposed to construct a Land Development Building (LDB) to house departments responsible for development review and approval. This project will improve interdepartmental efficiency and provide a single facility for public access to development related services. The following departments are proposed to be located in the Land Development Building: Air Pollution, Building, Environmental Health, Planning, and Public Works.

The proposed LDB site is situated on a portion of APN 051-120-10. It consists of ±8.8 acres fronting Bell Road between Richardson Drive and First Street, west of Buildings 9 and 10, which are a portion of the Bell Gardens Apartments, and north of the new Finance and Administration Building. This site comprises the northwest corner of the DeWitt Center. Refer to Figure 1 for the LDB site location, and Figure 3 of the Initial Study for the locations of Buildings 9 and 10.

SITE DESCRIPTION

The LDB site is currently highly developed, limiting the vegetation to lawns and scattered trees and shrubs. The northern portion of the site is currently covered by lawn and several types of ornamental trees. The southern portion supports seven brick buildings and three temporary storage/portable structures, which are interspersed with a variety of ornamental trees, shrubs, and lawn. Many of the trees are significant in size; the large oak tree near the center of the site is particularly noteworthy.

EXISTING LAND USES

The LDB project site presently supports seven brick buildings (Buildings 1-6, and 8), which total 71,241 square feet, and three temporary storage/portable structures. The seven buildings currently have varied uses: three are used by the Placer County Sheriff's Department, four are multi-family housing units known as the Bell Gardens Apartments, of which two are vacant. The three temporary structures are used by the Sheriff's Department and are located within a gated complex that encompasses all of the Sheriff's Department's buildings on the site. All



Figure 1

PROJECT LOCATION MAP
DeWitt Center
Facility Planning
 Placer County, California



seven structures are included in the proposed demolition plan to accommodate the LDB and associated parking lot. The Sheriff's Department buildings will be replaced through construction of the proposed Auburn Justice Center. Impacts to the multi-family housing are discussed later in this project description.

Parking lots are currently positioned along A Avenue, along Richardson Drive west of Building 5, and within the Sheriff's Department building complex. The existing A Avenue parking lot may be used as parking for the new building and surrounding existing buildings. Additional parking will be provided as described below.

PROPOSED PROJECT

The LDB will be contained in a two-story structure; it has a footprint of approximately 51,045 square feet and $\pm 42,225$ square feet on the second floor. Approximately 12,000 square feet of paving is proposed to construct a patio around the front entrances to the proposed building. Figure 2 shows the conceptual site plan for the proposed building. Figure 3 shows the preliminary grading and drainage plan for the project.

Parking will be located in the southern portion of the site and will be constructed in two phases: the southeast section will be provided during the second phase. Approximately 400 total parking spaces will be built, with ± 180 of them constructed during the second phase.

The LDB is anticipated to house the offices of a variety of County departments and has been designed for flexibility in adapting to new uses, as needed. The County departments in the facility at initial occupancy will include the Building Department, Planning Department, Public Works, Environmental Health, and the Air Pollution Control District. In addition, a public hearing room for the Placer County Planning Commission will be located within the building. This move will further consolidate government services at the DeWitt Center and relieve overcrowded conditions currently experienced by these departments, as well as accommodate anticipated growth through the year 2016 (as projected in the CFMP). Currently, each of these departments is located in separate buildings along B Avenue in the DeWitt Center.

Initially, this consolidation will result in the transfer of 223 employees from other DeWitt facilities. Approximately 110 employees are expected to be added by 2016. Existing employees from other departments within the DeWitt Center will be transferred to the buildings left vacant by the land development departments, as described in the proposed demolition plan (refer to Project E). Hours of operation at the LDB will typically be 7:30 a.m. to 5:30 p.m., with occasional after-hours operation due to meetings by the Planning Commission and other public hearings.

Building Structure

Interior Layout. The public areas of the proposed building include the entrance lobby which connects to the public restrooms, a public vending machine area, and a conference room. These facilities are located in the southernmost portion of the building. Northeast of the entrance lobby is the public hearing room, which will accommodate approximately 136 audience members. The room is designed with a movable partition that will allow the southern portion of the room to be used separately from the hearing chambers. Projection screens are proposed to be placed at the front and back of the room, with a display board along the western wall in the front one-third of the room.



Figure 2

LDB CONCEPTUAL SITE PLAN *DeWitt Center Facility Planning* Placer County, California

0 120
 Approximate scale in feet



Site Plan provided by
 Williams+Paddon,
 Architects+Planners, Inc.



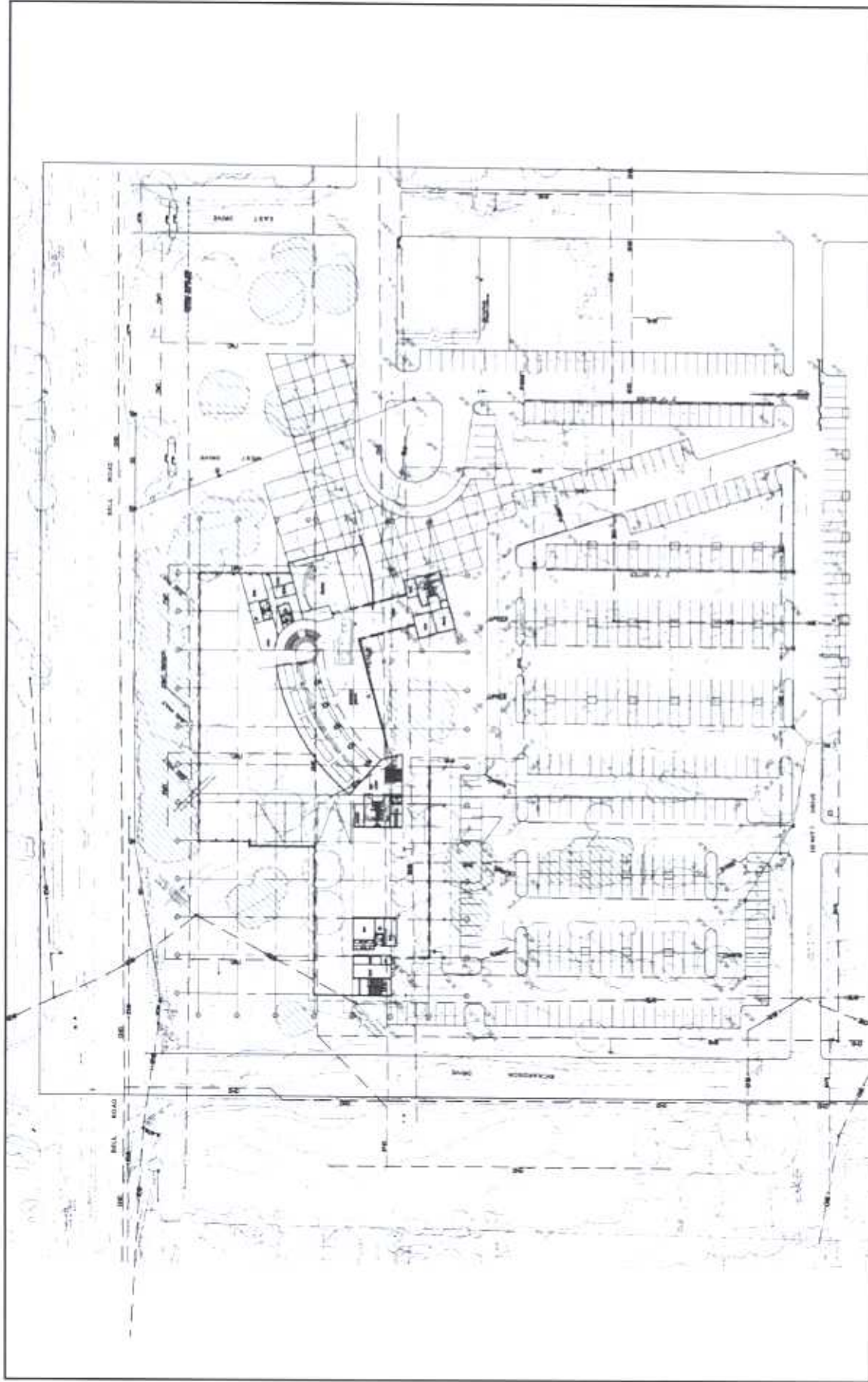


Figure 3

LDB PRELIMINARY GRADING AND DRAINAGE PLAN *DeWitt Center Facility Planning* Placer County, California

0 120
Approximate scale in feet



Plan provided by
A. R. Associates



Northeast of the entrance lobby is the public counter and resource library associated with the land development departments. The public counter will be divided among each of the departments housed in the LDB, with two workstations at the counter for each department. An information desk is proposed for the eastern end of the counter. The Resource Library will provide seating for approximately 40 people, and three computer workstations. It is anticipated that the library will provide the public with access to reference material pertinent to each of the departments housed in the LDB. For example, land owners could research zoning data for their property, review the Community Plan for their area, and review Best Management Practices for controlling stormwater runoff and pollution.

The remaining space is proposed to be used for offices. The first floor will accommodate the Land Development division of the Department of Public Works, the Environmental Health Department, the Building Department, and approximately half of the Planning Department. The first floor also provides approximately 8,400 square feet of storage, equipment, conference room, break room, and restroom spaces. The majority of workspaces in the structure are anticipated to be open office systems furnishings.

A circular stairway is proposed at the eastern end of the public counter to provide access to the second floor of the LDB. This floor is proposed to contain additional office space for the Environmental Health and Planning departments, as well as space for the Air Pollution Control District, the Public Works Administration division, and the Public Works Transportation and Engineering division. The second floor also provides approximately 4,000 square feet of storage, equipment, and restroom spaces.

Compatibility with Existing Buildings. As shown in Figure 4, the proposed building will have a brick façade and will be two stories tall, with a sloping metal roof. These design features were selected due to the similarity with the newer existing buildings in the DeWitt Center. The design is consistent with the newly constructed Finance and Administration Building and Juvenile Detention Center. It also has detailing, materials, and features consistent with the Placer County Design Guidelines and reminiscent of numerous structures found in Placer County that are rural in nature or reflective of the history of the project area.

Parking and Circulation

Parking. A parking lot will be constructed in the southern portion of the project site. The parking lot will provide more than one space per 300 square feet of building space as required by the Placer County Zoning Ordinance's commercial/office parking standard. A total of ±400 spaces are proposed. The western portion of the parking lot is proposed to be developed at the same time as the construction of the proposed building, while the eastern portion, comprised of ±180 spaces, is proposed to be included in the second phase of construction, following completion of the Auburn Justice Center and subsequent demolition of Buildings 1, 6, 7 & 8. The existing A Avenue parking lot, as described above, may be used to provide some of the required parking during Phase I of project construction. This lot will be reconfigured according to the site plan as part of the Phase II construction.

Circulation. Roadway improvements associated with this project include widening of Bell Road, and the addition of curb, gutter and sidewalk along the project site's frontage on Richardson Drive and Bell Road. No access to the parking lot is proposed directly from Richardson Drive.



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

Figure 4

LDB BUILDING ELEVATIONS *DeWitt Center Facility Planning* Placer County, California

0 60
Approximate scale in feet



Elevations provided by
 Williams+Paddon,
 Architects+Planners, Inc.



Access to the parking lot from the west will be provided via DeWitt Drive on the south side of the proposed lot. Therefore, the proposed project will not add any new driveways or intersections on Richardson Drive.

A Avenue and West Drive are proposed to be abandoned. The proposed building location includes the existing location of A Avenue. The existing loop connecting East and West Drives is proposed to be reconfigured. No changes to the existing configuration, location, and length of East Drive are proposed, with the exception of minor alterations as necessary to accommodate the relocation and reconfiguration of the loop connecting East and West Drives and conversion of this drive from a one-way road to a two-lane, two-way road.

Housing Relocation

As the proposed project will result in the demolition of multi-family housing, the County will mitigate the loss of housing units to ensure there is no negative impact on the availability of multi-family housing in north Auburn. The project site currently supports four buildings of the Bell Gardens Apartments. These buildings contain sixty-four multi-family units. Currently only thirteen of those units are occupied. The proposed project will have no effect on two additional buildings (Buildings 9 and 10) within the Bell Gardens Apartments. Those buildings, located east of the project site, contain thirty-two multi-family units, and are currently fully occupied. The Placer County Redevelopment Agency has begun to identify opportunities to relocate the occupants of the Bell Gardens Apartment units and has retained a consultant to prepare a relocation plan in accordance with State law.

Fencing and Landscaping

Wrought iron and brick masonry fencing will be used around service areas in the rear of the building. Preliminary landscaping plans are shown on Figure 2. Landscaping in the parking lot includes tree planting in islands placed after each run of three full-sized parking spaces. Preliminary landscaping drawings depict tree plantings along the perimeter of the entire project site and maintenance of existing trees where feasible. Approximately 120 trees of varying size exist on the site currently; approximately 28 of those trees will be preserved.

PROJECT B: AUBURN JUSTICE CENTER

INTRODUCTION

In February 1998, Placer County completed an update of its *Criminal Justice Facilities Master Plan*. The Master Plan update recommended that the County proceed with construction of a building that will meet the Sheriff's Department's needs, including space for the Probation Department and District Attorney, on a site where all departments will be within walking distance of the Main Jail and Juvenile Hall. The headquarters for all criminal justice departments are located at the DeWitt Center, with auxiliary branch offices located throughout the county. County staff evaluated several potential building sites to accommodate this facility and identified a preferred location for the Auburn Justice Center (AJC) adjacent to and north of the Main Jail, east of the new Juvenile Detention Center. Refer to Figure 1 to see the AJC site location. The AJC project site is situated on portions of APNs 051-120-10 and 051-120-06, and consists of ±6 acres west of Richardson Drive. This site is currently vacant, with the exception of a couple small parking lots and roadways.

Additional plans for the criminal justice departments include the development of a South Placer Justice Center (SPJC), in the vicinity of Roseville. The SPJC will house portions of the divisions of District Attorney and Probation. That facility is not a part of the currently proposed project.

SITE DESCRIPTION

While the AJC site is primarily vacant, it is characterized by a high level of disturbance as a result of previous grading operations in the vicinity. Scattered trees exist on portions of this site. A wetland swale exists in the southern portion of the site, which flows to a culvert passing under the Main Jail facility. An area of ruderal vegetation exists adjacent to the southern side of this swale. Ruderal habitats within the DeWitt Center consist of previously disturbed lands in the process of reverting to a vegetated or natural habitat condition. The project site slopes down gradually from the northeast and will require cut and fill areas to provide level building sites.

EXISTING LAND USES

The AJC project site presently contains an access road to the Central Kitchen (which provides food service primarily to the justice facilities at the DeWitt Center), and provides overflow parking for employees in Building 102, which houses the Placer County Planning Department. This parking lot will be eliminated as part of the AJC construction. The existing access road will be reconfigured. Access to the Central Kitchen will be provided via B Avenue through the secure parking areas associated with the AJC. The remainder of the site on which the AJC will be constructed is vacant, as depicted in the aerial photo shown in Figure 1.

PROPOSED PROJECT

The new AJC is anticipated to house a variety of criminal justice functions and is designed for flexibility in adapting to new uses, as needed. The new facility will accommodate the Sheriff's Department, District Attorney, and the Probation Department, which are presently housed in outdated facilities located elsewhere in the DeWitt Center. The proposed project consists of two new buildings. Refer to Figure 5 for a conceptual site plan of the proposed AJC.

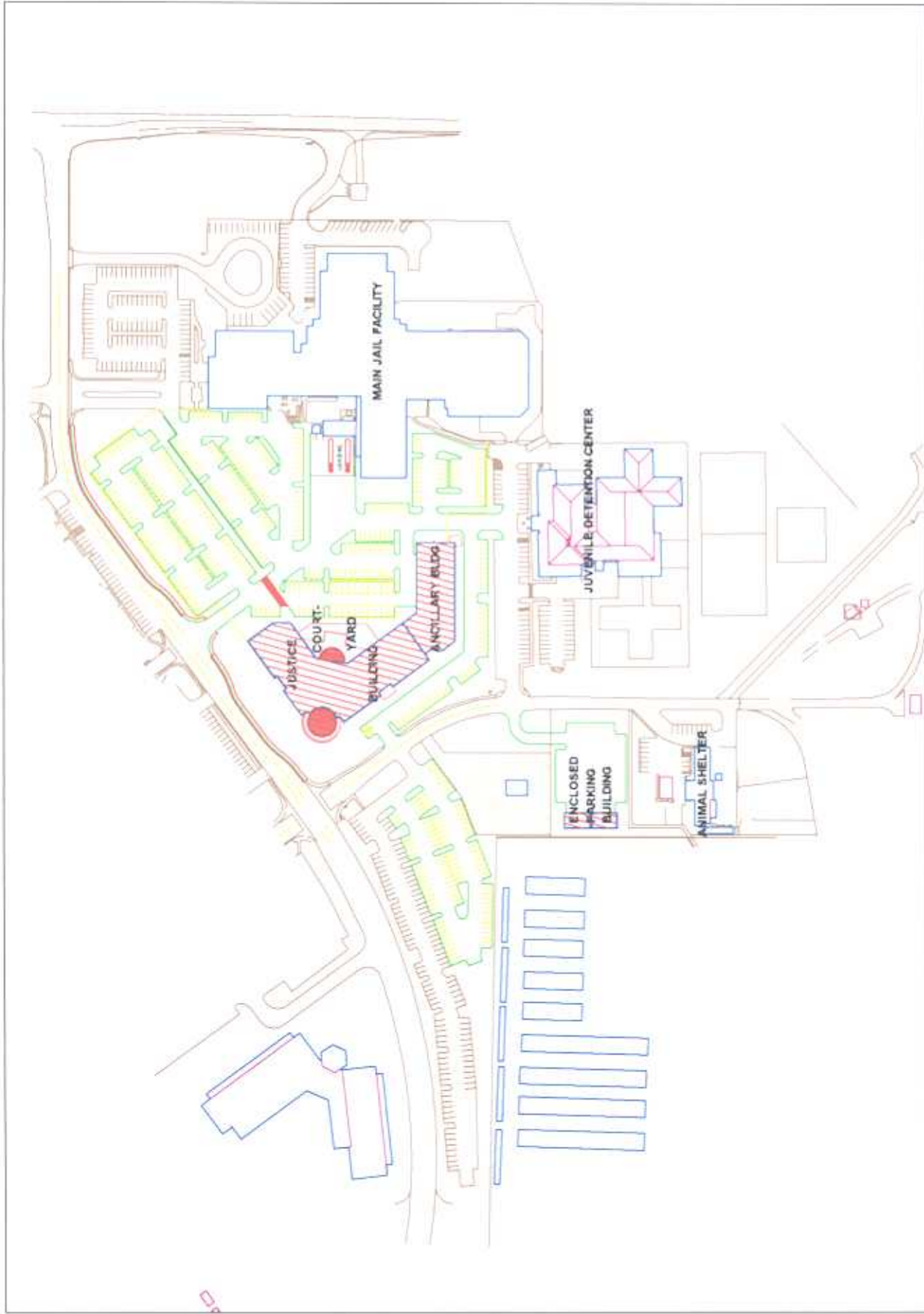


Figure 5

**AUBURN JUSTICE CENTER
CONCEPTUAL SITE PLAN**
DeWitt Center Facility Planning
Placer County, California



Plans provided by:
Beverly Prior Architects in association
with T. Craig Architecture & Planning



The primary new building will consist of a two-story structure, with a 49,800 square foot footprint, and 45,242 square feet of space on the second floor. Approximately 5,000 square feet of paving is proposed to construct a courtyard between the main lobby and the parking lot. The building will provide office space for the Sheriff's Department, including the divisions of Administration, Support Services, Field Services, Communication Services, and other support staff. The new building will also provide space for the District Attorney and the Probation Department. The ancillary building will provide space for training, range and storage facilities.

Construction of the AJC will accommodate the transfer of employees from the existing Sheriff's, District Attorney's and Probation department offices located throughout the DeWitt Center. Initially, this will result in the transfer of 190 employees from other DeWitt facilities. Approximately 23 new employees are expected by 2012 and another 18 employees by 2022. Approximately 117 Sheriff's office employees will be working in off-peak, ten or nine-hour shifts, 24 hours per day, seven days per week.

Building Structure

The main building is proposed to include a public lobby that will provide access to each of the departments housed within this building, as well as separate staff-only entrances for each department. The building is proposed to have architectural elements similar to the Juvenile Hall and the Finance and Administration Building, including a combination of sloping and flat metal roofs, with brick, masonry, and stucco exterior finishes. This building will also include storefront window type sections.

Interior components of the main building will include the public lobby, a complete courtroom, a breakroom, meeting and conference rooms (both for public use and internal department use), 911 dispatch and radio rooms, evidence storage, lab, shooting range, vehicle maintenance, weapons armory, and satellite dishes/antennas. The majority of the workspaces in the structure are planned as open office systems furnishings.

The lab and Evidence Unit are anticipated to continue to handle small amounts of hazardous materials, including drugs, weapons, and lab supplies. These materials are discussed in Attachment B.

The ancillary building will be attached to the main building, and will be built with similar architectural details. It will be used primarily for storage and training, not for provision of government services. This building will also be two-stories high and will be located south of the main building. The roofing and exterior finishes will be the same as the main building. Storage uses will include evidence rooms, equipment rooms, vehicle maintenance supplies, general office supplies, community services supplies, and specialized patrol units (i.e., bicycle, equine, and canine).

In addition to normal services areas, the project also contains a radio tower for communication services shared by the Sheriff's services, i.e. patrol, dispatch, OES, and other service providers outside of the County. These include ATT, Cellular One, etc. The new tower will be erected with an adjacent radio equipment room. The tower is a structural, open truss, non-cable stayed tower with a base size of 625 square feet and a height of 160 feet. The radio equipment building will be sixteen square feet and adjacent to and of similar construction as the Comm/IT building, which is located in the northwestern portion of the AJC site. Surrounding the entire communication complex is a security wall six feet in height made of masonry/stucco to match

the buildings. The existing radio tower, located at the existing Sheriff's Office (building 1) will be removed when the new tower is placed in service.

Parking and Circulation

Three types of parking will be provided for the main building — public lots, non-secure staff lots, and secure staff lots. Demand for public parking is anticipated to be low, based on existing parking patterns at the current criminal justice facilities within the DeWitt Center. Public parking lots will be located in close proximity to the public lobby of the main building, on the northern side of the building. The public parking for the main conference/community meeting room is expected to require approximately 75 spaces, which will be used mostly in the evenings and weekends. Secure staff parking areas associated with the main building will be provided in the center of the project area and will be fenced. Access to these lots, which will be used for patrol vehicles, evidence, and investigation units, will be controlled with programmable card readers. Staff parking for non-secure uses, such as fiscal, automated technology, personnel, records, etc., may be included in the parking lot adjacent to the proposed building, or located south of B Avenue. These lots will not be fenced. Secure (fenced) parking lots will be provided in the parking lot south of B Avenue for parking of vehicles for special uses, such as search/rescue and SWAT. Access to these lots will also be controlled with programmable card readers. All of the parking for the ancillary building will also be fenced for security.

The majority of the employees in the Sheriff's Department work shifted hours, i.e. 7:00 am to 4:00 pm or other non-peak hours, while employees in other departments and some Sheriff's Department employees work standard hours (8:00 am to 5:00 pm). Of the staff to be housed in the main building, 60 employees work standard hours, and 117 work shifted hours. Staff housed in the ancillary building will consist of 13 Sheriff's Department employees working standard hours.

In addition to the parking described above, 85 spaces that currently exist on the north side of the Main Jail must be preserved for uses associated with the jail. Currently, half of these existing spaces are on asphalt-paved stalls and half are on gravel stalls. The proposed project includes paving all of these spaces.

Roadway improvements associated with this project include widening of Richardson Drive and the addition of curb, gutter, and sidewalk. The project includes a 6-foot wide meandering sidewalk along Richardson Drive and a Class II bike lane, both on the south side of Richardson Drive only. The sidewalk will be extended to provide pedestrian access to the Juvenile Hall, west of the proposed AJC.

Vehicular access to the AJC will be from B and C Avenues off of Richardson Drive. Primary access to the AJC, including access to public parking lots, will be from B Avenue, while secure parking areas will be accessed from both B and C Avenues. The proposed project does not include any new driveways on Richardson Drive or any on-street parking. The existing access from B Avenue to the Juvenile Hall facility will not be affected by the development of the proposed AJC.

Fencing

Chain link fencing will be used for the secure parking areas and may be used for additional security at specific storage areas. Wrought iron, masonry or a combination of both, will be used around the perimeter of the site and along the streets.

PROJECT C: CHILDREN'S HEALTH CENTER / EMERGENCY SHELTER AND WOMEN'S CENTER

INTRODUCTION

The County's Children's Health Center / Emergency Shelter, serves as a shelter for children who have been removed from their homes due to abuse or neglect. The Women's Center provides emergency and transitional housing for women with substance abuse and domestic violence issues. These services are currently provided within the DeWitt Center. The existing facilities are overcrowded and outdated and do not provide adequate counseling areas. The existing Women's Center provides 15 emergency shelter beds, which have an average length of stay of 26 days, and 10 transitional housing beds, which have an average length of stay of 5 ½ months.

The Department of Facility Services proposes to construct new facilities for the Children's Health Center / Emergency Shelter (CHCES) and provide a site and infrastructure for the Women's Center (WC). Both are proposed to be located in the southwestern portion of the DeWitt Center property, on a portion of APN 051-120-07. The site consists of ±7 undeveloped acres at the western boundary of the DeWitt Center. The proposed CHCES will consist of a ±20,000 square-foot residential facility with 30 beds, health and auxiliary facilities, and a school. The proposed WC totals ±16,000 square feet of construction, including up to ten independent living units.

SITE DESCRIPTION

The proposed CHCES and WC site is undeveloped, and currently supports oak woodland habitat. A full arborist's evaluation and biological resources assessment will be conducted at the site during preparation of the project EIR. Given the site's natural setting and proximity to an open water pond and associated wetland habitats, the site has potential to support some special status species. In addition, trees in the project area could support nesting raptors. Surveys will be conducted for any special status or protected species with potential to occur on the site.

EXISTING LAND USES

As shown in Figure 1, the CHCES and WC project site is vacant. Rural residential land uses exist west and south of this site. This site is directly southwest of an existing unpaved access road located south of the open water pond. This road travels east-west between the CHCES and WC site and the central portion of the DeWitt Center, traversing the dam at the open water pond. As the proposed project does not include use of this road, no improvements to it are considered. Access to the project site is proposed to be from Atwood Road.

PROPOSED PROJECT

The Department of Facility Services proposes to construct the CHCES and provide a site for the WC. The County will not undertake construction of the WC facilities, but will provide rough site grading and provision of infrastructure (i.e., water and sewer lines). Construction and operation of the WC, which will be the responsibility of the non-profit groups that currently manage the County's existing WC, will be evaluated in the project EIR as these actions are a component of the County's facility plan.

The preliminary site layout has been designed to minimize impacts to the oak trees on the project site. The proposed project will allow for the transfer of existing services from elsewhere within the DeWitt Center, and it will allow for an incremental expansion of services. Specifically, the facilities will be able to house 30 additional clients at the WC and 5 additional children in the CHCES, and will be able to provide improved counseling and educational services to all residents of these shelters.

Building Structure

The CHCES requires approximately 12,500 square feet of residential space, including bedrooms, bathrooms, common living areas, kitchen, laundry, and storage facilities. All bedrooms are proposed to be multiple occupancy, with shared living spaces for every four bedrooms. Administration facilities, including office space for supervisors and social workers, and mechanical equipment rooms require an additional $\pm 2,500$ square feet. Another $\pm 5,500$ square feet are required for educational facilities, which are proposed to include two classrooms, two restrooms, staff areas, storage, and a small gymnasium. The educational facilities will be shared with the WC. The CHCES facilities are proposed to be located on the southern portion of the project site.

The WC facilities are proposed to include a $\pm 8,000$ square foot core facility and up to ten independent living units, approximately 800 square feet each. The core facility will house the WC administration, program facilitation, food service, counseling, and some residential spaces. The living units will be constructed as duplexes, scattered through the site north of the core facility. The building styles will incorporate residential features and minimize any institutional appearances. Depending on funding, the duplex units may be constructed in phases.

Provision of Public Services. As the project site is currently undeveloped, no public services are provided to the site at this time. However, services are available in proximity to the site. Treated water is currently provided to the DeWitt Center by the Placer County Water Agency (PCWA). PCWA and the Nevada Irrigation District (NID) are currently evaluating the transfer of the western portion of the DeWitt Center to NID for water service. Sufficient water is available from NID to serve this site from a water main along Atwood Road.

Provision of other public services is also expected to require provision of infrastructure. Extension of infrastructure will be necessary for the provision of wastewater transmission, electricity, telephone, and television services. Solid waste collection will be provided by the Auburn Placer Disposal Service. Site plans will be reviewed for adequacy of access to any proposed dumpsters or trash collection points.

Parking and Circulation

Access. Access to the project site is proposed to be provided from Atwood Road. This will serve to separate the CHCES and WC from the institutional land uses within the central portion of the DeWitt Center and provide a more residential atmosphere. Preliminary site plans provide an access driveway at the western boundary of the DeWitt Center property. Potential traffic safety issues related to sight distance will be evaluated during preparation of the project EIR. Road widening along a portion of Atwood Road may be necessary to provide acceleration and deceleration lanes to facilitate safe access to the project site. These issues will also be evaluated during preparation of the project EIR.

Parking and Circulation. The proposed access roadway alignment is designed to meander through the site to minimize impacts to the oak trees onsite as well as to contribute to the residential atmosphere of the site. A single looped roadway provides access for clients, staff and emergency vehicles to both the CHCES and the WC. Parking is provided adjacent to both facilities. Approximately seventy parking spaces are provided in the preliminary site plans.

PROJECT D: IMPROVEMENTS TO THE RICHARDSON DRIVE/ATWOOD ROAD INTERSECTION

INTRODUCTION

The Richardson Drive/Atwood Road intersection serves as one of two main access points to the DeWitt Center. Currently, the intersection consists of the ± 50 -foot wide Richardson Drive forming a T-intersection with the ± 55 -foot wide Atwood Road. At this location, Atwood Road consists of one travel lane in each direction, one center left-turn lane, and an ± 105 -foot long right turn pocket for vehicles traveling westbound on Atwood Road wishing to turn north on Richardson Drive. Richardson Drive consists of two southbound lanes, one is an exclusive right-turn lane and one is an exclusive left-turn lane, and one northbound lane. Existing signage at this intersection for the DeWitt Center is minimal. The contemplated improvements to this intersection consist of creating a turnout area with a monument sign including a directory and map of the DeWitt Center.

SITE DESCRIPTION

While the site is characterized by a high level of disturbance as a result of previous grading operations in the vicinity, the area does support a small wetland swale which flows under Richardson Drive and feeds a riparian wetland on the northwest side of this intersection.

South of the intersection is a currently vacant parcel which has been proposed for single family residential development. Should that proposed development proceed, the developer will construct a southern extension of Richardson Drive and will be required to provide signalization of the intersection of Richardson Drive and Atwood Road.

PROPOSED PROJECT

The Department of Facility Services has not yet identified specific engineering components of the proposed project. As stated above, the project is expected to include widening of the northern side of Atwood Road east of Richardson Drive to provide a vehicle turnout. This turnout will accommodate installation of a monument sign with a directory of County departments housed at the DeWitt Center. This sign is necessary for delineating the boundaries of the DeWitt Center and improving the provision of directional signage for visitors. Specific project design will be evaluated in the project EIR.

PROJECT E: BUILDING/FACILITY DEMOLITION PLAN

INTRODUCTION

Continuing development of the DeWitt Government Center is directed at providing suitable facilities in which to provide public services. New facilities will be functional, energy efficient, and accessible. New facilities will necessarily displace existing buildings that suffer from functional, safety, and accessibility deficiencies. Construction of the proposed Land Development Building will require the demolition of seven existing buildings. It will also accommodate the transfer of existing County staff from existing buildings on B Avenue to the new facility. The Department of Facility Services proposes to reoccupy the vacated buildings on B Avenue with staff from other County departments. The reoccupancy will accommodate the demolition of buildings currently housing those departments. The construction of the Auburn Justice Center will accommodate the transfer of existing County staff from other buildings throughout the DeWitt Center, but primarily from three of the seven buildings that must be demolished to permit construction of the Land Development Building.

Proposed demolition includes four of the buildings that house the Bell Gardens apartments, the existing Sheriff's Department facilities and four other buildings in the northern portion of the DeWitt Center, the decommissioned wastewater treatment plant, and fourteen buildings between C and D Avenues that are currently used for a mixture of County offices, leased commercial space, and storage.

SITE DESCRIPTION

The majority of the existing buildings at the DeWitt Center were constructed between 1943 and 1945 for use as a medical hospital for American soldiers wounded in World War II. Following the war, the hospital was converted to a state mental hospital, which was closed in 1971. At that time the property was transferred to Placer County. The site has served as the primary center of operations for County services since that time.

The buildings proposed for demolition were originally used as patient wards. These buildings are components of the DeWitt General Hospital historic district, which contribute to the historic significance of the hospital. The exterior integrity of these buildings as historic architecture has remained largely intact despite alterations that have occurred since 1971. The alterations include replacement of doors, windows, and steps, painting of the structures, provision of access ramps in many locations, and demolition of some enclosed corridors and portions of buildings.

These existing facilities are outdated with respect to construction safety standards and modern office systems. The buildings proposed to be demolished are primarily single-story unreinforced masonry buildings. They are of questionable structural integrity and contain hazardous materials, such as asbestos and lead compounds embedded in the building materials. The interior and exterior layouts of the buildings are inefficient in accommodating general office functions and public access to services. The basic building configurations and construction thwart ongoing efforts to provide access to public services for disabled persons.

The Department of Facility Services also proposes demolition of the decommissioned wastewater treatment plant and associated facilities west of the Juvenile Hall facility, adjacent to the eastern boundary of the open water pond.

PROPOSED PROJECT

The demolition plan is divided into three phases, as shown on Figure 6. The first phase of demolition (Phase I-A) will include the four Bell Gardens apartment buildings located on the Land Development Building site and the decommissioned wastewater treatment plant. Demolition of the wastewater treatment plant will include demolition of the biofilter and settling tanks, the sludge beds, and other components of this abandoned facility. This will require excavation of some structural components up to five feet below grade. Phase I-A is expected to commence during June 2004.

The Land Development Building is planned for construction between Phase I-A and Phase I-B. Phase I-B of the demolition plan calls for the transfer of existing employees from the buildings on B Avenue to the newly constructed Land Development Building, and the subsequent reoccupancy of the B Avenue buildings with employees from other locations throughout DeWitt Center. The construction of the Auburn Justice Center will occur concurrent with this phase, accommodating the last of the employee transfers. Phase I-B is expected to commence in November 2005.

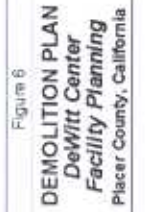
Following the occupancy of the Auburn Justice Center, Phase I-C of the demolition plan calls for the removal of the existing Sheriff's Department buildings on the southeast corner of the Land Development Building site, as well as five additional buildings south of this location and east of the new Finance and Administration Building. This phase is anticipated to begin in January 2006.

Phase II demolition is dependent on the reoccupancy of buildings 102-106 on B Avenue vacated by staff transferring to the new Land Development Building. This phase calls for the demolition of seven buildings between C and D Avenues, northeast of Richardson Drive and southwest of Second Street. These buildings are currently underutilized and of questionable integrity. This phase is expected to begin July 2005, prior to commencement of Phase I-C.

The final demolition phase, Phase III, is expected to commence in May 2006 and will include demolition of seven additional buildings between C and D Avenues, northeast of Second Street and southwest of First Street. The current occupants will transfer either to the new Auburn Justice Center or the South Placer Justice Center.

The demolition plan preserves all the existing buildings on B Avenue, as well as those southeast of D Avenue. In total, the plan calls for the demolition of 26 patient ward type buildings comprising approximately 200,000 square feet.

The EIR for this project will evaluate the impacts of the proposed demolition with respect to noise, air quality, cultural resources, and hazardous materials.



Geology and Soils

Geologic Hazards. The DeWitt Center is located near the western margin of the Foothills Fault System, which is bounded by the Melones Fault Zone approximately 15 miles to the east and the Bear Mountain Fault Zone approximately one mile to the west. The California Division of Mines and Geology (CDMG) investigated the DeWitt segment of the Bear Mountain Fault Zone north of Auburn as part of the 10-year fault evaluation program (Bryant, 1983). This study indicated that deformation along the Bear Mountain Fault Zone is occurring near Auburn. However, this strain is distributed along several Mesozoic-age shear zones over a several mile wide zone. Holocene (the last 11,000 years) faulting could not be ruled out along the DeWitt segment, but the zone is not well defined and displacement rates are likely too small to produce significant surface rupture. Accordingly, the DeWitt segment has not been designated as a special study zone under the provisions of the Alquist-Priolo Act. No other natural hazards are known to exist on the DeWitt Center property or in the surrounding area.

Grading. While preliminary grading and drainage plans have not been prepared for all of the proposed projects under consideration, it is anticipated that cut and fill amounts across the DeWitt Center will balance. This will preclude the need for any import or export of soil. As the existing grades throughout the DeWitt Center property are relatively flat, it is anticipated that grading and earth moving operations will be minimized. Maximum depths of excavation for the Land Development Building are expected to be approximately five feet, while the maximum depth of excavation anticipated for the Auburn Justice Center is eight feet. Finished slopes are all expected to be 2:1 or flatter, in compliance with the Placer County Land Development Manual. Grading and drainage plans for each construction project will be evaluated in the EIR.

Blasting. There is the possibility that blasting may be required to excavate competent bedrock for the foundations and utility extensions for the new facilities proposed with this project. In this case, blasting would be done by a licensed blasting contractor according to the standard required measures, including Federal and California State worker safety requirements. The potential need for blasting will be further evaluated in the project EIR.

Sediment Discharge. Sediment generated by demolition, grading, or construction activities for the proposed project will be contained on the site and controlled using best management practices. Once each proposed construction project is completed, the site will be covered with asphalt, landscaping, and buildings, so that sediment production will be negligible. The following Best Management Practices are proposed to be implemented during construction to prevent significant sediment discharge. Additional mitigation measures will be identified in the project EIR as necessary.

1. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the Placer County Grading Ordinance. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved and any required temporary fencing has been installed and inspected by a member of the DRC.
2. The applicant shall revegetate all disturbed areas. A winterization plan shall be provided with project Grading Plans. The applicant shall install and maintain erosion control/winterization measures between October 1 and April 1 of any year during which construction occurs.

Mineral Resources. The best assessment of mineral resources in the study area is the Mineral Land Classification of Placer County, prepared by the CDMG in 1995 (Open File Report 95-10). This document indicates that although there are or were six mines or prospects located within two miles of the DeWitt Center, no surface evidence has been found concerning any mines or prospects on the proposed project site. It is unlikely that the site area represents a source of known mineral reserves.

Drainage and Hydrology

Area Drainage Patterns. Drainage in the project area generally flows from north to south following the prevailing topography in the area. A slight ridge, which trends from southeast to northwest, passes through the DeWitt Center, roughly parallel to First Street, and approximately 400 feet southwest of First Street. The ±53-acre portion of the DeWitt Center northeast of this ridge drains toward Highway 49 into the Rock Creek watershed; the remaining portion of the property drains toward Atwood Road into the North Ravine watershed.

The ridge extends north of the project site, maintaining the division between the Rock Creek watershed on the east and the Gold Hills and North Ravine watersheds on the west. North of the eastern portion of the DeWitt Center, the topography continues to slope down towards the southeast, into the Rock Creek watershed. North of the central portion of the DeWitt Center, the topography slopes down towards the north. This area comprises the Gold Hills watershed. North of the western portion of the property, the topography slopes towards the southwest, resulting in drainage from this area into the DeWitt Center. Drainage from this area flows into the open water pond on the western portion of the site. Water leaving this pond flows south into the North Ravine watershed.

Alteration of Existing Water Bodies. The proposed new construction will result in an increase in impervious surfaces within the DeWitt Center. To accommodate the increase in runoff resulting from development of the proposed LDB and AJC, the existing stormwater detention basin (west of the Placer County Detention Facility) will be enlarged. Drainage plans will be evaluated in the EIR to ensure that the proposed expansion of the detention basin will be sufficient to accommodate any increased stormwater run-off. Additional details of stormwater detention are provided below.

The Department of Facility Services is preparing a mitigation plan which will address anticipated impacts to wetland areas within the DeWitt Center. The proposed mitigation plan is expected to call for the expansion of existing wetland habitat on the northwest edge of the open water pond. No changes are proposed to the existing pond. Approximately 0.9 acres of riparian wetland habitat will be created. A Pre-construction Notification will be submitted to the US Army Corps of Engineers (ACOE) to obtain approval for this mitigation plan. This document will contain a specific plan detailing the proposed wetland creation and methods for monitoring the mitigation plan. It is likely that the ACOE will also require the County develop a management plan for the long-term preservation of the created wetland and some associated open space area to act as a buffer for the wetland habitat.

Stormwater Detention. The majority of stormwater runoff from the entire DeWitt Center drains to an existing stormwater detention basin (built in 2001) west of the Placer County Detention Facility, north of Atwood Road. Water leaving this basin flows to a natural detention basin south of the Detention Facility and then through a culvert under Atwood Road to a pond on the south side of Atwood Road. From there, the stormwater travels through natural drainage

features, eventually entering North Ravine. Drainage from the westernmost portions of the DeWitt Center (i.e., the proposed location of the CHCES and WC) may also flow to the Ophir Canal, southwest of the project site. Existing drainage patterns and the impact of the proposed project on area drainage will be fully evaluated in the EIR.

As discussed above, the expansion of the existing stormwater detention basin west of the main jail facility is anticipated to provide detention capacity sufficient to ensure that the proposed LDB and AJC projects do not result in any increases of stormwater flow volumes or rates to downstream facilities. Run-off from the CHCES and WC site is expected to flow to the south and southwest. A stormwater drainage analysis will be completed for each construction project to ensure that adequate detention is provided. Stormwater detention on the CHCES and WC site may be necessary. This will be evaluated in the EIR.

Vegetation and Wildlife

Existing Vegetation. The majority of the DeWitt Center is characterized by disturbed and/or developed land. These areas contain primarily lawns and ornamental shrubs and trees. However, the undeveloped portions of the site do support other habitat types, as shown in the following table:

<i>Habitat Type</i>	<i>Acreage</i>
Pasture	5.5
Oak Woodland	16.3
Riparian Wetland	2.1
Riparian Upland	3.1
Ruderal	10.1
Seasonal Wetland	0.2
Open Water	2.6
Wetland Swale	0.2

A map of the habitat types present onsite is provided in Figure 7. Of the portions of the DeWitt Center proposed for development in the currently proposed projects, most sites are characterized by disturbed areas. The CHCES and WC site is currently vacant and supports oak woodland habitat.

Existing Wildlife. The disturbed/developed areas of the DeWitt Center support only urbanized wildlife such as song birds and squirrels. The oak woodland habitat is likely to support the following wildlife: western gray squirrel, mule deer, turkeys, other game species, acorn woodpeckers, raccoons, deer mice, bushtits, white-breasted nuthatches, brown creepers, common titmouse, and western peewee. Red-shouldered and red-tailed hawks and a white-tailed kite were observed roosting in the larger oaks at the DeWitt Center and foraging in nearby ruderal areas. Ruderal vegetative communities provide habitat or foraging opportunities for several other species of reptiles, birds and small mammals, including ring-necked pheasant, California quail, killdeer, mourning dove, Anna's hummingbird, American robin, European starling, Brewer's blackbird, several species of sparrows, and black-tailed jackrabbit.

Special Status Species. The special status bird species white-tailed kite has been observed onsite. Additionally, the DeWitt Center has the potential to support other special status species such as



the northwestern pond turtle, California horned lizard, small-footed myotis bat, Yuma myotis bat, and several special status plant species. Appropriately timed surveys will be conducted for these species during preparation of the EIR or will be required of the project applicant prior to project construction as mitigation measures within the EIR. The project site also has the potential to support special status plant species. Surveys for such species will also be conducted either during EIR preparation or by the project applicant prior to project construction.

Impacts to Wetland Habitats. The proposed projects are expected to result in impacts to wetlands throughout the DeWitt Center. Impacts will occur at the AJC site, which currently supports a wetland swale. This swale will be destroyed by the placement of parking lots associated with the AJC and Main Jail facilities. Improvements to the jail's security perimeter will also impact the southern portion of this swale. The proposed improvements to the intersection of Richardson Drive at Atwood Road will result in impacts to another small wetland swale. Finally, a small riparian wetland area in the northeast portion of the DeWitt Center will be impacted when development occurs at that site. Although no projects are currently proposed for this location, the Department of Facility Services and the Redevelopment Agency have identified this area as a potential site for commercial development. This site will be offered in a swap for land more suitable for residential development as part of the housing relocation plan necessary to mitigate the proposed demolition of four buildings of the Bell Gardens Apartments. This demolition is a component of the proposed Land Development Building. In total, it is expected that between 0.4 and 0.45 acres of wetland will be impacted.

To offset these impacts, the Department of Facility Services is preparing a mitigation program which will provide for the expansion of existing wetlands elsewhere at the DeWitt Center. It is anticipated that this approach will be acceptable to the ACOE as it ensures that piecemeal mitigation of impacts does not occur, and will provide mitigation for some of the impacts prior to the occurrence of the impact.

The site of the proposed expansion of existing wetlands is in the western portion of the DeWitt Center property, adjacent to the open water pond. This pond is surrounded by riparian wetland habitat. The wetland mitigation program proposes expanding this habitat on the northwest side of the pond by approximately 0.9 acres, representing a 2 to 1 ratio of replacement. The wetland impact mitigation plan is shown in Figure 8. To obtain approval of this mitigation plan through the ACOE, the Department of Facility Services will prepare a Pre-construction Notification. This Notification will contain a plan for constructing the wetland area as well as methods for monitoring the mitigation plan. Components of this plan are expected to include preservation of adjacent open space as buffer areas to the created wetlands and a long-term management plan for the open space area. The Department of Facility Services will also apply for a 401 Water Quality Certification from the Regional Water Quality Control Board.

Noise

Existing Noise Sources. The major source of noise at the DeWitt Center is vehicular traffic on adjacent and interior roadways, including Bell Road, Richardson Drive, Atwood Road, First Street, and Professional Drive. Highway 49 also contributes to noise in the area, but is a more



WATERS OF THE U.S.

Waters	Acres
Open Water (OW)	2.53
Estuarine/Channel (EC)	0.02
Riparian Wetland (RW)	1.89
Wetland Swale (WS)	0.30
Seasonal Wetland (SW)	3.33
Detention Basin (DB)	0.16
TOTAL	4.93

IMPACTS/MITIGATION DEVELOPMENT OVERLAY

- IMPACTED WETLANDS
- CREATED WETLANDS

Data Points

- Three Perimeter Data Points - Wetland
- Three Perimeter Data Points - Upland

Project Notes

Project Study Area - 100 acres
 Project Date: February 28, 2022
 Project Manager: [Name]
 Project Engineer: [Name]
 Map Date: 1/2/2022

Figure 8

WETLAND IMPACT AND MITIGATION MAP

Auburn Justice Center Facility Planning
 Placer County, California

North Arrow

Scale: 1" = 100'

Atwood Road

significant noise source on the easternmost portions of the site. Highway 49 is not a source of noise in the western portions of the DeWitt Center (i.e., in the location of the CRH and WC projects).

Noise Sources Resulting from Project Construction. Noise-sensitive receptors are land uses associated with indoor and outdoor activities that may be subject to stress or significant interference from noise. They include residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, educational facilities, and libraries. Sensitive receptors located in the vicinity of the DeWitt Center, and potentially affected by construction noise, include:

- senior housing located approximately 400 feet north and 900 feet northeast of the LDB site;
- medical offices located approximately 200 feet north, 300 feet northeast, and 1,000 feet east of the LDB site;
- Rock Creek School located approximately 1,600 feet northeast of the LDB site;
- Atwood Elementary School located approximately 1,650 feet south of the AJC site;
- Onsite schools/daycare centers through the DeWitt Center;
- convalescent housing located approximately 300 feet northwest of the LDB site; and
- residential dwellings approximately 150 feet west of the LDB site and additional residential dwellings approximately 50 feet south of the location of the access road for the CHCES and WC site.

The operation of construction equipment during implementation of the proposed projects will be a source of noise in the vicinity of the DeWitt Center. The increase in noise level will be primarily experienced close to the noise sources. The magnitude of the impact will depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, and distance between the noise sources. Sound levels of typical construction equipment range from 70 dBA to 90 dBA at 50 feet from the source (U.S. Environmental Protection Agency, 1971). Acoustical calculations will be performed to estimate noise from construction at the closest receptors to each individual construction/demolition site during preparation of the EIR for these projects.

Noise Sources Following Completion of Project Construction. Predominant noise sources in the project area following completion of all construction and demolition projects is expected to remain the same as under the existing conditions, specifically, vehicular noises on area roadways. The EIR will include evaluations of the noise levels at each new building and in outdoor areas at the CRH and WC sites.

Air Quality

Construction Emissions. Emissions of air pollutants during the proposed construction and demolition are likely to exceed the emission standards established by the Placer County Air Pollution Control District. In addition, many buildings to be demolished contain hazardous materials that could result in the release of toxic air contaminant, such as asbestos. The EIR will quantify the anticipated construction and demolition emissions and will provide appropriate mitigation measures to reduce emissions and to control the release of any toxic air contaminants.

Vehicle Emissions at Buildout. The proposed projects are intended to accommodate existing County staff and are not considered to generate additional employees upon construction.

Therefore, there are no anticipated increases in vehicular emissions as an immediate result of the projects. The projects are anticipated to accommodate ±141 additional employees throughout the DeWitt Center over the next 14 years. Increases in vehicular emissions are expected in the long-term operation of the proposed projects. The existing and future vehicular emissions will be quantified in the EIR.

Stationary Source Emissions at Buildout. The majority of the proposed projects will provide office space for existing County staff. The new buildings are expected to be more energy efficient than the existing buildings, which are up to 50 years old. Energy efficient features that may be used are anticipated to include north/south orientation of buildings and provision of skylights to maximize use of natural light and heat sources. These measures will allow a limited reduction of energy consumption compared to a building without such features. Photovoltaics may be installed on roofs of some or all of the new structures to augment electrical supply. The Department of Facility Services is conducting a feasibility analysis to determine the cost-effectiveness of installing photovoltaics.

Additionally, the proposed residential units at the CHCES and WC sites will not include wood-burning stoves or fireplaces. With implementation of these measures, the proposed projects are not expected to increase any stationary source air pollutant emissions. The anticipated emissions at buildout will be quantified in the EIR. Additional mitigation measures will be identified in the EIR as necessary.

Sensitive Receptors. Land uses considered to be sensitive receptors of air pollutants are similar to those land uses sensitive to noise levels. As discussed above, there are some sensitive land uses located within one-quarter mile of the LDB site and the CHCES and WC site. Impacts to these sensitive receptors will be evaluated in the EIR.

Mitigation Measures. The Department of Facility Services will incorporate standard Best Management Practices for controlling air pollutant emissions as necessary to reduce any significant emission levels. The mitigation measures will be identified through consultation with the Placer County Air Pollution Control District during preparation of the EIR.

Aesthetics

Signage. Signs will comply with the signage master design plan for the DeWitt Center.

Lighting. Parking lot light standards will be similar to those used at the Finance and Administration Building. Lighting will be downward shielded to avoid illumination of the night sky. Night-time lighting of the secure parking areas associated with the AJC may be of a higher intensity than night-time lighting of other parking areas within the DeWitt Center, but this lighting will also be downward shielded to avoid illumination of the night sky.

Lighting for the CHCES and WC projects will rely more on residential types of lighting fixtures and may include motion sensitive lighting for security purposes. All impacts related to lighting will be evaluated in the EIR.

Archaeology/History

The majority of the existing structures at the DeWitt Center were constructed between 1943 and 1945 for use as a medical hospital for American soldiers wounded in World War II. Due to the level of preservation of the exterior integrity of these buildings, the central portion of the DeWitt Center is considered to be eligible for listing in the State and National Registers of

Historic Places, at the national and local levels of significance. The buildings serve as examples of historically significant architecture, specifically as examples of the types of hospitals that were constructed during World War II.

Sewage

As the proposed projects are intended to accommodate the transfer of existing County staff from within the DeWitt Center, it is anticipated that no net increase in wastewater production will result. While the construction of the proposed CHCES and WC will accommodate slight increases in populations of these facilities, the demolition plan calls for the removal of four of the Bell Gardens apartments buildings. Currently, thirteen of the residential units within these four buildings are occupied. The removal of these residential uses will offset the wastewater production resulting from the provision of additional residential spaces in the CHCES and WC projects.

Hazardous Materials

An underground storage tank (UST) was removed from the vicinity of Building 8 (within the LDB site) in 1995 by the US Army Corps of Engineers. This UST is reported to have leaked an unknown quantity of heating fuel in 1993. As a result of this leak, it is possible that contaminated soil is present in this area. There is a potential for a UST to exist in the vicinity of Building 4 (also within the LDB site). The size and contents of this UST are unknown. There is no evidence of a leak from this tank. Based on the potential for contaminated soil to exist in portions of the project site, construction contract specifications will require that, if during the course of site preparation and/or construction of the proposed project, evidence of soil and/or groundwater contamination with a hazardous material is encountered, all work shall stop and the Placer County Environmental Health Division shall be immediately contacted. Evidence of soil and/or groundwater contamination could include soil staining and unusual odors. Other UST's are known to exist in the vicinity of Buildings 208, 209, and 210, as well as elsewhere throughout the DeWitt Center. However, no construction or demolition activities are proposed to occur in these areas.

The AJC will not generate any hazardous materials nor generate any toxic/hazardous emissions but does include storage and handling of small quantities of hazardous materials. The project includes an Evidence Unit which handles and processes crime evidence of many types. These include drugs, blood/DNA, weapons, etc. Evidence processing will continue to operate in the same manner as currently occurs at the existing Sheriff's Department facilities, which includes testing for identification of small amounts of drugs, while large amounts are disposed of by State Health Department and Department of Justice standards. The evidence lab does not process blood/DNA onsite except to log/tag for identification and then send it out to other labs for processing. The following table provides a list of hazardous or toxic materials kept in the lab:

Non-flammable items		In Flammable Storage	
<i>Substance</i>	<i>Quantity</i>	<i>Substance</i>	<i>Quantity</i>
Amido Black	30 grams	Ardox	1 quart
Basic Yellow 40	4 oz	Crystal Violet	30 grams
Basic Red 28	4 oz	Cyanoacrylate	8 oz in pouches
Flourescence Photography	4 oz	1,8-diazafluoren-9-one	20 oz
Molybdenum Disulfide	300 grams	Iodine	200 grams
Sticky side powder	4 oz	Methanol	6 – 4 liter bottles
Sudan Black	30 grams	Ninhydrin	200 Crystals and 100 oz. Aerosol
		Physical Developer	1 liter
		Rhodamine 6g	2 – 25 grams
		Silver Nitrate	2 – 50 milliliters
		Acetone	2 – 4 liter bottles

All ammunition used by officers on patrol and in the shooting range will be stored in the armory, which will be a concrete masonry bunker. This area will be alarmed for security and safety. Access to this area is limited to the range master and evidence supervisor (evidence weapons are stored in the armory). The Sheriff's Department and Probation Department have individual armories. They will be adjacent to each other, but separated, and will be located in the auxiliary building at the AJC site.

The shooting range will also be constructed as a masonry bunker. This will provide security, safety, and noise control. The heating, ventilation, and air condition system for the range will be separate from all other areas of the AJC and will have a lead dust removal control system.

Transportation/Circulation

Changes to Existing County Roads. The proposed projects are anticipated to result in some alterations to existing roadways, including Bell Road, Richardson Drive, and Atwood Road. All changes will be evaluated in the EIR.

Specifically, the LDB project will result in a realignment of East Drive and the abandonment of West Drive. A Street between Richardson Drive and East Drive will also be abandoned, which will eliminate its intersection with Richardson Drive. The LDB project also includes provision of curb, gutter, and sidewalk along the southern portion of Bell Road and the eastern portion of Richardson Drive where the LDB site is adjacent to these roadways.

The AJC project includes improvements to Richardson Drive and B Avenue along the project site frontage on these roads. The proposed improvements include provision of curb, gutter, and sidewalk in this area. The existing road that serves the Central Kitchen at the main jail will be modified. Deliveries and other service to the Central Kitchen will be routed to B Avenue and will travel through the secure parking facilities included in the proposed project.

The CHCES and WC site will require construction of a new access driveway intersecting with Atwood Road. The proposed location of this access roadway is in an area where small hills exist along Atwood Road. It will be necessary to evaluate sight distances along Atwood Road to determine the optimal placement of the access driveway. It may be necessary to widen Atwood Road at this intersection to ensure adequate safety. A full traffic engineering report will be prepared in conjunction with preparation of the EIR.

Project D proposes improvements to the existing intersection of Richardson Drive with Atwood Road. Refer to the project description for this project (in Attachment A) for additional details.

The building and facility demolition plan described in Project E is not expected to result in any changes to existing County roadways.

Additional Traffic. As the proposed projects are anticipated to accommodate transfers of existing County staff from elsewhere within the DeWitt Center, they are not expected to generate significant additional traffic trips in the vicinity of the project site upon building construction. However, they are expected to result in a redistribution of the existing traffic trips. For example, the relocation of the departments to be housed in the LDB may shift traffic from Atwood Road to Bell Road. In the long-term operation of the proposed projects, the County anticipates increases in staffing by ±141 employees. These new employees will generate additional traffic trips. All impacts related to redistribution of existing traffic trips and generation of new trips will be evaluated by a qualified traffic engineer in the project EIR.

Transit. Placer County Transit (PCT) provides bus service to the DeWitt Center with its Highway 49 North Auburn Loop. This bus route provides hourly service along Highway 49, and, in the City of Auburn, connects to PCT's Taylor Road Shuttle and their Auburn-to-Light Rail route. The proposed project will have no effect on the existing availability or usage of the PCT bus service currently available in the project area. There are no plans to provide fixed route transit service in the vicinity of the project area.

Peak Hours. A review of recent 24 hour traffic counts that were taken at all of the entrances to the DeWitt Center indicates that the highest hour for total traffic volumes is 7:30 to 8:30 AM, with about 1,600 vehicles entering and exiting the County's complex (DKS Associates, 2002). The highest hour for traffic during the afternoon is 4:30 to 5:30 PM with about 1,400 vehicles entering and exiting the DeWitt Center.

Affect on Major Street Intersections. As discussed above, Project D proposes improvements to the intersection of Richardson Drive at Atwood Road. This intersection serves as a primary access point to the DeWitt Center. Impacts of the proposed improvements on this intersection will be evaluated in the EIR. Traffic analysis will further define anticipated improvements to the intersection of Bell Road and Richardson Drive to be implemented with the construction of the Land Development Building. In addition, the potential redistribution of existing traffic trips to and within the DeWitt Center may have an effect on the intersections of Highway 49 at Atwood Road and at Bell Road, as well as other intersections along Atwood and Bell Roads. These impacts will also be evaluated in the EIR.

**Placer County Department of Facility Services
Initial Study
December 11, 2002**

1. **Project Title:** DeWitt Government Center Facility Plan (2003-2010)
2. **Lead Agency:** Placer County Department of Facility Services
11476 C Avenue
Auburn, CA 95603
3. **Contact Person:** Dennis Salter, Project Manager
(530) 889-7750
4. **Project Location:** At an elevation of approximately 1,400 feet above mean sea level, the project site is located within the Auburn Quadrangle of the USGS 7.5 minute topographic map, (Township 13 North, Range 8 East, Section 32), approximately 4.5 miles northwest of the City of Auburn in unincorporated Placer County, and approximately one-quarter mile west of Highway 49. The DeWitt Center is located between Bell Road and Atwood Road, and is comprised of approximately 180 acres. The project location and vicinity are shown in Figure 1.
5. **Project Applicant:** Placer County Department of Facility Services
Capital Improvements Division
11476 C Avenue
Auburn, CA 95603
6. **General Plan Designation:** The DeWitt Center carries a Mixed Use land use designation under the Auburn/Bowman Community Plan. The Mixed-Use designation "attempts to achieve a balanced development pattern through the designation of an appropriate mix of commercial, industrial, residential, open space, and professional office uses."
7. **Zoning:** Zoning designations for the DeWitt Center include OS (open space); OP-DR-DC (Office & Professional-Development Reserve-Design Review Scenic Corridor); C3-DC (Heavy Commercial-Design Review Scenic Corridor); and CPD-DC (Commercial Planned District-Design Review Scenic Corridor) as shown in Figure 2.
8. **Project Description:** The DeWitt Government Center is the primary location for the majority of Placer County government functions. As the County grows and demands for services increase, expansion of the County facilities will be necessary. The County Comprehensive Facilities Master Plan (CFMP) calls for the consolidation of government facilities in order to increase the efficiency and effectiveness with which government services are provided to the public. The DeWitt Center was identified in the CFMP as the most appropriate future site for the County's consolidated government center. As a part of the ongoing facilities master planning for the DeWitt Center, the Placer County Department of Facility Services proposes to complete several development and improvement projects at the DeWitt Center. Brief descriptions of the planned projects are provided below, while

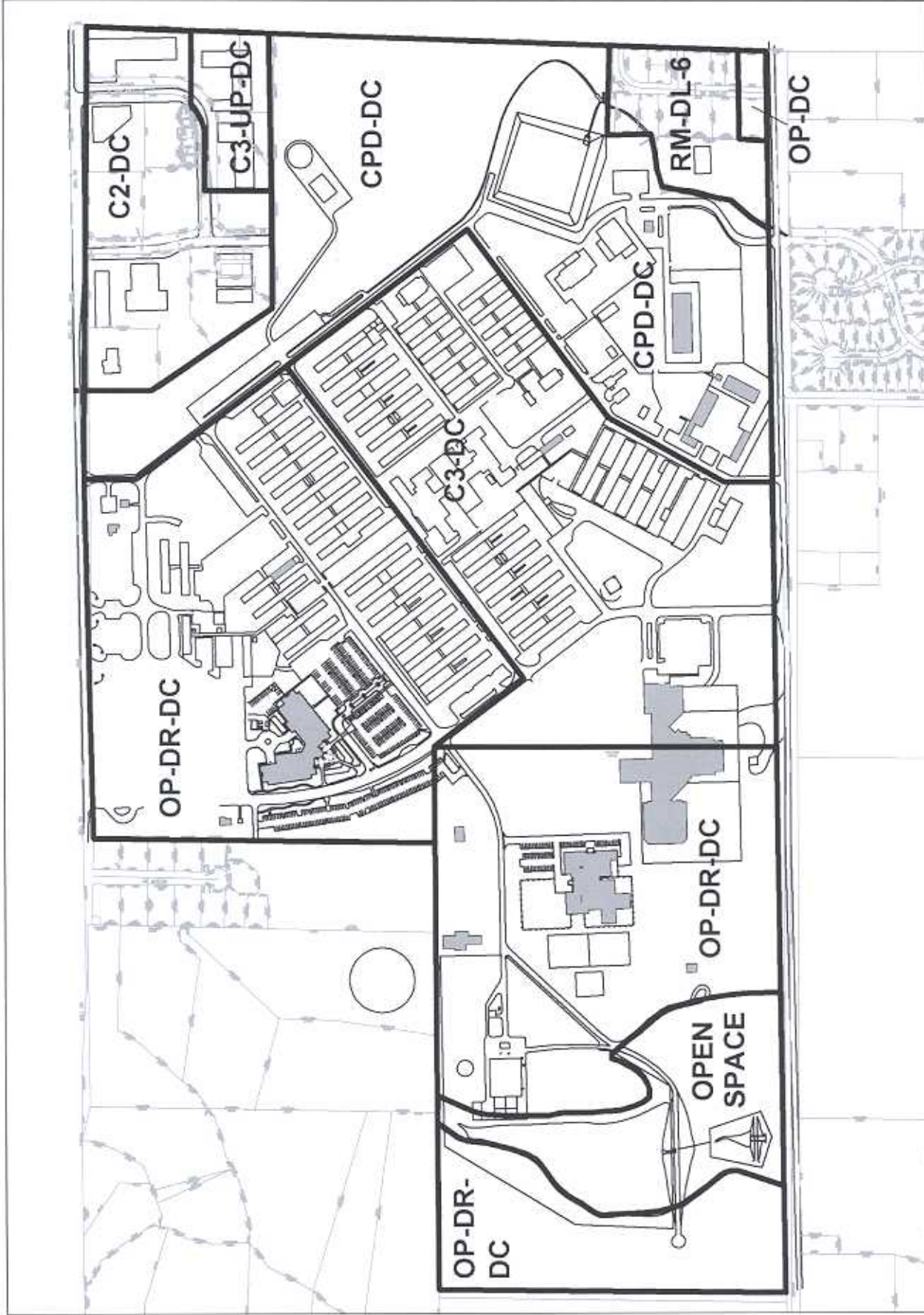


Figure 2

OP-DR-DC
CPD-DC
RM-DL-6
C3-DC
C2-DC



ZONING **DeWitt Center Facility Planning** Placer County, California

detailed project descriptions were provided as an attachment to the Placer County Environmental Impact Assessment Questionnaire (EIAQ). Figure 1 of the attachments to the EIAQ shows each individual project location within the DeWitt Center.

- a) Land Development Building – the proposed Land Development Building (LDB) consists of 93,000 square feet of office space which would house the following Placer County Departments: Air Pollution, Building, Environmental Health, Planning, and Public Works. This building would be located at the northwestern corner of the DeWitt Center, south of Bell Road, east of Richardson Drive.
- b) Auburn Justice Center – the proposed Auburn Justice Center (AJC) consists of two buildings comprised of 65,566 and 29,476 square feet. The main building is proposed to house the Sheriff's Department, the District Attorney, and the Probation Department, while the ancillary building would be used for storage and training activities and equipment for the Sheriff's Department. These buildings would be located north of the existing detention facility and east of Richardson Drive.
- c) Children's Health Center / Emergency Shelter and Women's Center – the proposed Children's Health Center / Emergency Shelter (CHCES) and Women's Center (WC) consist of 20,600 and 16,000 square feet respectively of residential, counseling, and school facilities. These buildings are proposed to be located in the southwestern corner of the DeWitt Center, north of Atwood Road and west of the existing open water pond within the DeWitt Center property.
- d) Improvements to the Richardson Drive/Atwood Road intersection – these improvements will include road widening and installation of a turnout, including provision of a monument sign that will contain a map of the DeWitt Center.
- e) Building and Facility Demolition plan – the proposed construction projects will accommodate the relocation of existing services and staff at the DeWitt Center to the new buildings. Additionally, some of the proposed projects will require that existing buildings be demolished. Proposed demolition includes four of the buildings that house the Bell Gardens apartments, the existing Sheriff's Department facilities and four other buildings in the northern portion of the DeWitt Center, the decommissioned wastewater treatment plant, and fourteen buildings between C and D Avenues that are currently used for office and commercial space. The demolition plan is divided into three phases, as shown in Figure 6 of the Project Descriptions attachment to the EIAQ.

9. **Site Description:** Comprised of approximately 180 acres, the DeWitt Center consists primarily of single-story structures, originally designed and built for a large, barracks-style hospital facility, DeWitt General Hospital, during World War II. The hospital complex was built between 1943 and 1945. After the war, the hospital was sold to the state of California to be used as a mental hospital. It functioned in this capacity until 1971, at which time it was transferred to Placer County for use as county offices.

The primary use of the DeWitt Center continues to be county offices and facilities as well as a mix of retail and other commercial businesses. The existing buildings are spread over an area comprised of approximately 140 acres, and include more than 918,000 square feet of building space. The remaining ± 40 acres at the DeWitt Center are vacant/undeveloped. Since 1984, the County has occupied approximately two-thirds of the buildings for

numerous County functions, primarily office space; the remaining structures are leased to a variety of private enterprises or are vacant. The main Placer County Jail facility, Juvenile Hall, and Financial Administration Building were constructed on the DeWitt Center site in the early and mid-1990s. Figure 3 displays an aerial photo of the DeWitt Center and includes building numbers for most structures.

The DeWitt Center is surrounded by commercial and residential development. Adjacent parcels to the north support commercial and office uses, including some doctor's offices. To the west, northwest, and southwest are rural residential and limited agriculture land uses. Southeast of the DeWitt Center are urban density single-family residences, with similar residential density land uses being developed to the south. Commercial/light industrial development lies to the east and northeast. Directly east of the developed area of the DeWitt Center and west of Highway 49, is the location of the proposed future Home Depot development.

The DeWitt Center area supports a variety of habitat types, both upland and wetland types, that range in condition from severely disturbed to relatively natural. These habitat types include ± 10.1 acres of ruderal shrub and annual grassland, ± 16.25 acres of oak woodland, ± 3.1 acres of upland riparian, and ± 5.05 acres of jurisdictional "waters of the United States." In addition, there is a large (± 5.5 acres) pasture that also provides some limited habitat value. (See Habitat Map, Figure 7 of Attachment B to the EIAQ.)

The remaining 141 acres of the DeWitt Center have been categorized as urban landscape. These areas are developed or disturbed to the point that they generally provide no significant habitat value. Included in this category are several interspersed landscaped areas (± 4.9 acres), with mowed grasses and planted trees and shrubs, that do provide habitat for typical urban wildlife, such as squirrels and some passerine songbirds which tolerate and even thrive in developed areas.

With the exception of a small strip in the northeast corner and some wetland stringers along the southern boundary, all of the natural habitats onsite are located in the southwest corner of the property. However, because the DeWitt Center has been partially developed and in near constant use for so many years, even this area has been subjected to considerable disturbance which has affected the quality of many of these remaining habitats.

10. **Project Entitlements:** In addition to the actions proposed to be taken by the Placer County Department of Facility Services, the proposed project requires the following approvals from other public agencies, as indicated.

<i>Entitlement</i>	<i>Agency</i>
Approval of housing relocation plan	California Department of Housing and Community Development
Approval of wetland mitigation Program	US Army Corps of Engineers



Figure 3

**AERIAL PHOTO
WITH BUILDING NUMBERS**
DeWitt Center Facility Planning
Placer County, California

0 300
Approximate scale in feet



Photo Date: 2/28/02 by Geoimagery



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist and discussions on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agricultural Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input checked="" type="checkbox"/>	Hazards & Hazardous Material	<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance	<input type="checkbox"/>	None

Determination:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Thomas Miller, Director
Printed Name



Date

Placer County Dept of Facility Services
For

ENVIRONMENTAL ANALYSIS:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The DeWitt Center is surrounded by urban and rural development. Adjacent parcels support light industrial, commercial, rural residential, and urban density single-family residences. Future development on adjacent parcels is expected to include additional commercial and urban density single-family residences.

The proposed DeWitt Center Facility Planning project proposes five development and improvement projects which require building construction, expansion, demolition, road improvements, and alteration of biological resources. These actions could have a significant impact on the visual resources of the DeWitt Center, potentially affecting both interior and exterior viewsheds in the vicinity.

All projects will incorporate design features and landscaping to reduce impacts. Lighting will be designed to be shielded from offsite uses and onsite residential uses.

The EIR will discuss in detail all impacts determined to be less than significant and describe any mitigation measures incorporated into the proposed project. Potentially significant aesthetic impacts due to loss of trees and historic buildings will be fully discussed in the corresponding EIR chapter.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site does not support any agricultural activities and is not considered prime farmland, unique farmland, or farmland of statewide importance. The site is not currently under a Williamson Act contract. The project will not affect any adjacent agricultural activities.

No significant impact to agricultural activities would occur due to the construction or implementation of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY –Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within the jurisdiction of the Placer County Air Pollution Control District (APCD), which monitors air quality within Placer County.

Air quality impacts during construction of the proposed project are anticipated to include dust and particulate emissions generated during site preparation activities (i.e. grading, demolition), as well as pollutant emissions generated by the operation of construction equipment. It is possible that buildings proposed for demolition contain some hazardous materials, such as asbestos and lead, which could be released to the air during demolition. The project also proposes improvements to the Richardson Drive/Atwood Road intersection. This will require grading, placement of new pavement, and possibly removal of current pavement and asphalt.

Construction and demolition emissions are anticipated to be significant. These emissions will be quantified and discussed in the EIR chapter.

Vehicular emissions are not expected to be significant because the proposed project does not provide space for new employees, but accommodates existing employees within the DeWitt Center by creating updated and expanded facilities. The expansion of facilities will also accommodate anticipated staffing increases. The departments housed in the LDB are expected to grow by 110 employees by the year 2016, and the AJC staff is expected to increase by 23 employees in the next ten years. The potential for significant vehicular emissions will also be addressed in the EIR.

Likewise, the potential for significant stationary source emissions of air pollutants will be evaluated in the EIR. None of the proposed projects are anticipated to create any objectionable odors within the project vicinity.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES –Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The DeWitt Center supports 40 acres of a variety of habitat types, both upland and wetland, that range in condition from severely disturbed to relatively natural. The remaining 141 acres of the project area support an urban landscape.

The majority of natural habitat onsite is located in the southwest corner of the DeWitt Center, with smaller habitats areas located in the northeastern corner and along the southern property boundary. Each of these areas supports riparian wetlands and uplands. In addition, approximately 16.3 acres of oak woodlands are present in the southwestern portion of the property. Due to the fact that the DeWitt Center has been partially developed and in constant use since the mid 1940s, most of the natural habitats onsite have been subjected to considerable disturbance.

Although the natural habitats within the DeWitt Center have been disturbed, impacts to biological resources as a result of the proposed project are considered to be potentially significant. The AJC and the intersection improvements will be built within the vicinity of two of the natural habitat areas supporting wetlands and ruderal vegetation. In anticipation of these impacts, the project includes a wetland mitigation plan which provides for expansion of existing wetlands at the property.

The CHCES and WC projects are proposed to be constructed within the oak woodland habitat and are expected to have potentially significant impacts to this habitat area. It is expected that implementation of standard tree protection and replacement mitigation measures will reduce these impacts to less than significant levels. Given the proximity of the CHCES and WC project site to the onsite open water pond and associated wetlands, it is possible that this area serves as a wildlife migration corridor. Mitigation measures requiring that site design and landscaping avoid migration corridor areas are expected to be sufficient to reduce any impacts to wildlife migration to less than significant levels.

These proposed developments and mitigations are anticipated to significantly influence the biological resources of the DeWitt Center and will be fully evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A single archaeological site has been identified and recorded at the DeWitt Center. This archeological site, located in the southwestern portion of the site, is situated on a small wooded knoll and is comprised of a single bedrock milling feature exhibiting 17 mortar cups and a small milling slick. Since components of the proposed project will be located in the southwestern portion of the DeWitt Center, it is expected that the project will have a potentially significant impact on cultural resources. These impacts will be fully considered in the EIR.

Based on the substantial preservation of the integrity of the existing buildings as representative of the type of architectural features and atmosphere of the former DeWitt General Hospital, the DeWitt Center appears to be eligible for listing in the National Register of Historic Places under criteria A and C, at the national and local levels of significance. As it is the collection of buildings across the DeWitt Center that provide a representation of the former hospital at the site, the area would be listed as an historic district, as opposed to individual buildings being significant resources by themselves. In addition, because the site is eligible for National listing, the property also appears to be eligible for the California Register of Historic Resources under criteria 1 and 3. This historic architectural district resources could be significantly impacted by the demolition and construction included in the proposed project and will be fully considered in the EIR.

Should any paleontological resources or other underground cultural resources be uncovered during construction activities, the County would implement standard mitigation measures requiring that a qualified archeologist shall be contacted to examine the deposit and determine its nature and significance and comply with State laws requiring contact of the county coroner to examine any discovered bones or bone fragments. These measures are anticipated to reduce any potentially significant impacts to less than significant levels.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As described in Attachment B to the EIAQ, the DeWitt Center is located near the western margin of the Foothills Fault System, which is characterized as having extremely low seismicity. No Alquist-Priolo designated earthquake fault zones exist within the vicinity of the project site.

Approximately 95 percent of the DeWitt Center area is underlain by soil identified as Auburn silt loam with 2 to 15 percent slopes; and the remaining 5 percent underlain by Auburn-Rock outcrop complex with 2 to 30 percent slopes. The dominant soil is a shallow, undulating to rolling; well-drained material underlain by vertically tilted metamorphic rock and formed as a residual deposit due to the weathering of the parent rock. Site specific Geotechnical reports will be conducted for each specific development site for further evaluation in the EIR. These reports will indicate the suitability of the site soils for the proposed development and identify appropriate mitigation measures to be incorporated into project designs as necessary.

The demolition and grading proposed with this project are expected to have potentially significant impacts, such as contributing to soil erosion, and will be evaluated in the EIR. It is anticipated that implementation of mitigation measures, including Best Management Practices per Placer County standards, will mitigate the impacts to soils and geology to less than significant levels.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS and HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Small amounts of hazardous materials will be stored at AJC, for use in the evidence and investigation labs, with the largest amount of any single substance being 24 ounces of methanol. Refer to Attachment B of the EIAQ for specific substances and quantities. The potential risks associated with the storage of the substances and their potential impacts on public health and the environment and appropriate mitigation measures will be fully considered in the EIR.

Some of the buildings that will be demolished likely contain lead or asbestos, and could therefore release potentially significant amounts of these toxins into the environment. The impact of lead and asbestos release due to demolition will be evaluated in the EIR.

During site preparation and construction phases of the proposed project, it is possible that small amounts of hazardous materials may be used onsite. Mitigation measures will be provided in the EIR to ensure that these materials are handled and stored adequately to minimize risks of accidental releases of hazardous materials.

The DeWitt Center is located within the areas of the Foothill Airport Land Use Plan (FALUP). Impacts related to overflight of the site by aircraft and consistency with the FALUP will be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY and WATER QUALITY-- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other food hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is expected to have potentially significant impacts on the hydrology and water quality of the DeWitt Center. The creation and fill of wetlands, as well as the demolition and construction of a number of buildings, may lead to significant impacts on drainage patterns and water quality. These impacts and appropriate mitigation measures will be considered in the EIR. It is anticipated that implementation of mitigation measures, including Best Management Practices per Placer County standards, such as provision of filters and sediment traps within drainage facilities, will reduce impacts. Increases in the rate and amount of urban runoff are expected to be less than significant with the proposed expansion of the existing

detention basin at the DeWitt Center. The project site does not support any identified groundwater seeps or groundwater recharge areas, and the project will receive treated water from PCWA and NID. Therefore the project will not affect groundwater supplies. The project site is not located within any portion of a 100-year floodplain and is geographically removed from the potential for seiche, tsunami, or mudflow.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE and PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed construction and demolition projects will not result in physical division of established communities, nor do they conflict with any applicable habitat conservation plans or natural community conservation plans. The LDB, AJC, and other facility improvements are consistent with land uses existing within the DeWitt Center.

The zoning at the proposed CHCES and WC site is OP-DR-DC, Office & Professional, Development Reserve, Design Scenic Corridor. The Placer County Zoning Ordinance lists various office, public, retail, and service uses as permitted in the OP zone, including several uses associated with the CHCES and WC projects (i.e., education, recreation, medical services). The Placer County Planning Department Director is currently preparing a zoning interpretation for the proposed project to evaluate the consistency of the CHCES and WC facilities with the zoning of the site. This consistency and the compatibility of the proposed facilities with adjacent land uses will be fully evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no known mineral resources at the project site. There are no known active mining claims on this land. Although six mines have existed within two miles of the DeWitt Center, it is unlikely that the project site represents a source of known mineral reserves. Therefore, there are no foreseeable impacts to mineral resources at the DeWitt Center as a result of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE -- Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise during construction and implementation of the proposed project is expected to have significant impacts on the noise levels at the DeWitt Center and surrounding areas. In addition, there is a potential for blasting to be necessary during site preparation. These activities could expose people to noise levels in excess of local standards, could generate groundborne vibration, and could result in temporary increases in ambient noise levels at the DeWitt Center. The project is not expected to result in permanent increases in noise levels across the DeWitt Center.

As the project site is within the FALUP, noises generated by the overflight of airplanes could affect the proposed structures, but it is anticipated that compliance with current building codes will limit this to a less than significant impact.

Due to the extent of grading, demolition, and construction, there is a potentially significant impact to noise levels from construction equipment. Following project construction, the predominant noise source in the project area is expected to be vehicular noise on area roadways. Calculations of the noise levels in each new building and at outdoor areas at the CHCES and WC site will be conducted during preparation of the EIR. These impacts as well as appropriate mitigation measures will be considered in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION and HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project calls for the demolition of four of the Bell Gardens Apartments buildings in the northwest corner of the DeWitt Center. The feasibility of replacement housing offsite will be evaluated as mitigation for the loss of onsite housing. The project also proposes the creation of temporary housing at the CHCES and WC in the southwest corner of the DeWitt Center property. The displacement of housing, as well as the creation of temporary housing, could impact population and housing in the area and will be evaluated in the EIR. The EIR will also consider the adequacy of the proposed housing relocation plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES -- Would the project:				
a) Would the project result in substantial adverse physical impacts associate with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As stated in the EIAQ, all new construction will meet all applicable building and safety codes. Increased demands for fire and police protection services are not expected as a result of the proposed projects which accommodate the transferring of existing County staff within the

DeWitt Center. In addition, the proposed demolition will result in the removal of old buildings that do not meet with current building standards, thus reducing safety hazards within the DeWitt Center.

The proposed project involves construction of the LDB, which will house a variety of Placer County Departments, as well as construction of the AJC, which will consolidate the variety of Placer County Justice Departments. These projects will improve the efficiency and effectiveness of the provision of the government services provided within these facilities.

The educational and recreational needs of the residents at the CHCES would be met at the future facility, where a two-room classroom and small gymnasium are proposed. No other population increases are expected as a result of the proposed project.

The proposed project would not significantly impact nor increase demand for Placer County public services.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION -- Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project includes a small gym at the CHCES that would meet the recreational needs of the children and women at the CHCES and WC. The potential environmental effects of the construction of the gym will be evaluated in the EIR sections pertaining to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, and transportation and traffic. Due to the temporary nature of the housing, any increase in park use is expected to be minimal. No significant impacts related to recreation are anticipated as a result of the proposed project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is not expected to increase the traffic levels at the DeWitt Center with building construction. However, the project is expected to redistribute the existing traffic trips throughout the Center, and as a result, may create significant impacts to traffic within the area. The project will also accommodate anticipated staffing increases of ±141 employees over the next 14 years. The EIR will consider the increases in traffic resulting from the staffing increases.

The CHCES and WC facility will create a new encroachment to Atwood Road. Due to topography along Atwood Road, it is possible that sight distance at the location of the new encroachment may create safety hazards. All new and/or redesigned road encroachments and access ways will be designed per Placer County standards to meet emergency access requirements. A full traffic analysis, including consideration of the potential for increased traffic generation, will be conducted and evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES and SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The incremental increase in population capacity at the CHCES and WC will be offset by the demolition of the thirteen residential units within the Bell Gardens Apartments. The project proposes expanding the existing stormwater detention basin west of the main jail that was originally built in 2001. In addition, site specific detention facilities may be necessary for the CHCES and WC site. Drainage plans will be evaluated for each proposed project in the EIR. It is anticipated that all new facilities will be designed and constructed to conform to Placer County standards and Best Management Practices.

The solid waste generated during demolition and construction is expected to be of a significant volume. The EIR will evaluate the proposed method of disposal of this waste.

The proposed project would not significantly impact nor increase demand of Placer County utility and service systems, such as provision of treated water and wastewater treatment, but may require provision of new infrastructure. Impacts related to the construction of necessary infrastructure will be evaluated in the EIR chapters regarding geology/soils, hydrology, air quality, and aesthetics.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS of SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed project was found to have potentially significant impacts in several resource areas. As a result, these impacts will be analyzed and evaluated in a DeWitt Government Center Facility Plan EIR.

Comments Received on the Notice of Preparation of an EIR

Office of Planning and Research State Clearinghouse

Placer County Water Agency

Nevada Irrigation District

Placer County Office of Education

Placer County Planning Department

Placer County Department of Public Works (Vrooman and Brinkman)

Placer County Airport Land Use Commission

Placer County Department of Environmental Health

Placer County Air Pollution Control District

Caltrans



Gray Davis
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse



Tal Finney
Interim Director

Notice of Preparation

December 13, 2002

To: Reviewing Agencies
Re: DeWitt Government Center Facility Plan (2003-2010)
SCH# 2002122071

Attached for your review and comment is the Notice of Preparation (NOP) for the DeWitt Government Center Facility Plan (2003-2010) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Dennis Salter
Placer County Facility Services Department
11476 C Avenue
Auburn, CA 95603

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Gregoria Garcia
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

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BY PLACER
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FAC

Document Details Report
State Clearinghouse Data Base

SCH# 2002122071
Project Title DeWitt Government Center Facility Plan (2003-2010)
Lead Agency Placer County Facility Services Department

Type NOP Notice of Preparation

Description The proposed project includes four construction projects and building and facilities demolition. The construction projects include +/- 190,000 square feet of office buildings and +/- 22,500 square feet of health center and emergency shelter. All projects are located at the DeWitt Government Center, the center of government services for Placer County.

Lead Agency Contact

Name Dennis Salter
Agency Placer County Facility Services Department
Phone 530 889-7750
email
Address 11476 C Avenue
City Auburn
Fax
State CA **Zip** 95603

Project Location

County Placer
City Auburn
Region
Cross Streets Atwood Road, Bell Road, Richardson Drive
Parcel No. 051-120-06, -10, -13, -42
Township 16N **Range** 8E **Section** 32 **Base** Auburn

Proximity to:

Highways SR-49
Airports Auburn Municipal Airport
Railways Union Pacific
Waterways Rock Creek and North Ravine
Schools Atwood Elementary School
Land Use Mixed Use
zone designations: OS (Open Space); OP-DR-DC (Office & Professional-Development Reserve-Design Review Scenic Corridor); C3-DC (Heavy Commercial-Design Review Scenic Corridor); CPD-DC (Commercial Planned District-Design Review Scenic Corridor)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Landuse

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Caltrans, District 3; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 12/13/2002 **Start of Review** 12/13/2002 **End of Review** 01/13/2003

SCH# 2002122071

☐ State Water Resources Control

Student Intern, 401 Water Quality
Certification Unit

Certification Unit
Division of Water Quality

☐ State Water Resources Control

Mike Falkenstein
Director of Marketing

☒ Dept. of Toxic Substances Control

CEQA Tracking Center

Regional Water Quality Control

[illegible]

RWQCB 1

North Coast Region (1)

RWACB 2

Coordinator

☐ RWOCCE ?

Central Coast Region (3)

Jonathan Rishon
KWQC 4

Los Angeles Region (4)

Central Valley Region (5)

RWACB 5F

Central Valley Region (c)
Fresno Branch Office

RWQCB 5R

Redding Branch Office

RWACB 6

BIVOCAL CV

Lahontan Region (6)

RWOCB 7

Colorado River Basin Region (7)

☐ RWACB 8
Santa Ana Bedion /8

RWQCB 9

San Diego region (9)

Placer County Water Agency

Business Center: 144 Ferguson Rd. • Mail: P.O. Box 6570 • Auburn, California 95604-6570
(530) 823-4850 800-464-0030 TDD (530) 823-4966

A Public Agency

BOARD OF DIRECTORS

Pauline Roccucci • Alex Ferreira
Otis Wollan • Lowell Jarvis
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Ed Tiedemann, General Counsel

RECEIVED
'02 DEC 23 18:42

Facilities Division

December 18, 2002
File No. WA/Auburn

Dennis Salter, Architect
County of Placer
Facility Services Department
11476 B Avenue
Auburn, CA 95603

SUBJECT: Notice of Preparation of Draft Environmental Impact Report for Dewitt Government Center Facility Plan (2003 - 2010), APN 051-120-006, 010, 013 & 042

Dear Mr. Salter:

This letter is written in response to your request dated December 11, 2002 wherein you solicited comments on the Notice of Preparation of Draft Environmental Impact Report for Dewitt Government Center Facility Plan (2003 - 2010).

At this time water can be made available from the Agency's treated water main east of the plan area.

In order to obtain service, the developer will have to enter into a pipeline extension or service order agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Plant Expansion and Replacement Charges.

The Agency does not reserve water for prospective customers, and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a pipeline extension or service order agreement and the payment of all fees and charges required by the Agency.

All water availability is subject to the limitations described above and the prior use by existing customers.

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,



Dave Campbell
Engineering Technician

DPC:hs

cc: 051-120-006, 010, 013 & 042

NID Nevada Irrigation District

1036 W Main St ♦ PO Box 1019 ♦ Grass Valley, CA 95945-1019 ♦ (530) 273-6185

From Auburn & Lincoln: 1-800-222-4102 FAX: (530) 477-2646

The District pledges to provide its customers with a safe dependable water supply for urban and agricultural uses at the lowest feasible cost utilizing available resources today.

January 2, 2003

RECEIVED
JAN 3 11:19
FACIL. SERVICE 5/6-W

Attn: Dennis Salter
Placer County Facility Services Department
11476 "C" Avenue
Auburn CA 95603

Re: Placer County APN's 051-120-06, -10, PTN -42
Water Availability -DeWitt Government Center Facility Plan

To Whom It May Concern:

PRH-45
(The District will require an engineering analysis to determine pipeline sizes and other related facilities necessary to provide water service for the proposed project. The study will take into consideration consumptive demands and required fire flows. The study will also address the on-site and off-site improvements necessary to provide service. Any study will be done at the written request of the developer.

Study costs as well as any improvements necessary to provide treated water service, including off-site and on-site improvements, are the sole responsibility of the property owner. We cannot reserve water for prospective development. Availability is in relation to all other demands on the system involved on a first-come-first-served basis. Water system capacity will only be reserved when an agreement is entered into to extend the system.

All treated water services are metered. The responsibility of the District ends at the meter. It is the property owner's responsibility to acquire necessary easements and to install and maintain the private service pipeline(s) and appurtenances therefrom.

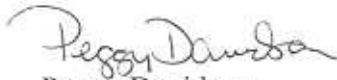
THE RIVER PROJECT
The Ophir Canal traverses a portion of the project. Adequate protection must be considered from any construction activities, buildings, roadways, and drainage that will affect downstream water quality. Any new drainage from the project will not be allowed into the open canal. Encasement of the canal will be required and adequate new easements. The cost for encasement and easements will be the developer's responsibility.

The District does not assume liability or responsibility for the provision or supply of water for fire protection; however, the District's treated water distribution system is available for fire protection. Review of fire flow requirements is not an assumption of liability or responsibility for fire flow design criteria.

Directors: Nancy Weber, Div. 1 ♦ Ernst L. Bierwagen, Div. 2 ♦ W. Scott Miller, Div. 3 ♦ R. Paul Williams, Div. 4 ♦ George Leipzig, Div. 5
General Manager: Ron Nelson ♦ **Secretary:** S. Carol Gates ♦ **Treasurer:** Teresita T. Andrews
Attorneys: Minasian, Spruance, Baber, Meith, Soares & Sexton, LLP

Placer County Facility Services Department
Placer County APN's 051-120-06, -10, PTN -42
Water Availability -DeWitt Government Center Facility Plan
Page 2

Sincerely,
NEVADA IRRIGATION DISTRICT

A handwritten signature in cursive script, appearing to read "Peggy Davidson".

Peggy Davidson
Placer Office Administrator

From: "Kris" <kcampbel@puhsd.k12.ca.us>
To: <dsalter@placer.ca.gov>
Date: 1/6/03 6:15PM
Subject: DeWitt Government Center Facility Plan

Thank you for speaking with me on the telephone regarding this project.
Please see my comment below:

I'd like to note that the Placer Union High School District, the Auburn Union Elementary District, and the Department of Health and Human Services operate a school for Severely Emotionally Disturbed middle school and high school students in room 203B which is scheduled for demolition in Phase II of the plan. It would not be simple for us to find other suitable accommodations for this special program. I hope that you will give some consideration to including appropriately self-contained classroom facilities in one of the new structures that will replace the existing facility.

Kris Campbell
Assistant Superintendent, Admin Svcs
Placer Union High School District
phone: 530-886-4410
fax: 530-886-4439
kcampbel@puhsd.k12.ca.us

**MEMORANDUM
COUNTY OF PLACER
PLANNING DEPARTMENT**

RECEIVED

JAN 10 2003

TO: Dennis Salter, Architect, Facility Services Department
FROM: Susan Maggi, Senior Planner
SUBJECT: NOTICE OF PREPARATION - DEWITT GOVERNMENT
CENTER FACILITY PLAN (2003-2010)
DATE: January 9, 2003

Project Descriptions

It is recommended that the abbreviated project descriptions of Projects A thru E in the Initial Study and their phasing be included in the EIR. Inclusion of each Demolition Plan Phase, which is associated with each Project, and the proposed time frame for each, would also be helpful.

Zoning Ordinance consistency for all proposed uses should be discussed and a description of the required entitlements for each use should be included in the EIR.

There are several references in the NOP to the total increase in the number of employees at various dates beyond the 2010 time frame of this project. This information should be provided for 2010.

Where there is a description of a site characteristic in DeWitt Center that is not within the proposed project area (i.e. the canal), it should be stated or the reference should be omitted.

Exhibits

Full-size site plans, a preliminary grading plan and a preliminary landscape plan should be provided for the Land Development Building and the Auburn Justice Center.

Parking and Circulation

Land Development Building

Provision for parking for the Land Development Building needs clarification. 220 spaces are to be constructed with the building construction, with the other 180 to be provided after completion of the Auburn Justice Center. The NOP states that the A Avenue parking lot *may* be used during Phase 1 of the Land Development Building construction. The document should discuss the project's consistency with the Zoning Ordinance requirement of 311 parking spaces or how adequate employee parking will otherwise be provided prior to implementation of the 1-C Demolition Plan.

Auburn Justice Center

Clarification is needed that the Justice Center has adequate parking to meet Zoning Ordinance requirements and that it can accommodate both existing and transferred employees.

Housing Relocation Plan

The last two sentences in paragraph one of page 8 need clarification as to which occupants are to be relocated. The use of building numbers would be helpful here.

There is also a reference to relocation on page 24 in the Vegetation and Wildlife section, which describes a land swap as part of the relocation plan. During our recent discussion with Facilities Services it was stated that the relocation plan now includes utilizing existing available housing in the community rather than providing for new construction. It is the Planning Department's understanding that there is not sufficient housing available at this time to accomplish this. As this will be a matter of interest to the community, it is important to provide a more specific discussion as to how the relocation will occur, how it meets all legal requirements, and its consistency with the County's Housing Element.

Vegetation

Approximately 110 trees will be removed with the project. The EIR should discuss the project's consistency with the Placer County Tree Ordinance and should include proposed mitigation where required.

Aesthetics

Each project proposing new construction should include a discussion of its consistency with the Design Guidelines for the North Auburn area and consistency with Zoning Ordinance parking requirements. Elevations for the Justice Center should be included.

There is a reference to a signage master plan for the DeWitt Center. A discussion should be provided regarding its consistency with the Zoning Ordinance and the North Auburn Design Guidelines.

Identify the location of the radio tower at the Justice Center. Due to its height Caltrans Aeronautics Division may have statutory authority and should be contacted during the EIR process.



PLACER COUNTY
DEPARTMENT OF PUBLIC WORKS

Tim Hackworth, Director
Ken Grehm, Assistant Director
Rick Dondro, Deputy Director
Wes Zicker, Deputy Director

RECEIVED

January 9, 2002

JAN 10 2003

Mr. Dennis Salter, Architect
Placer County Facility Services Department
11476 "C" Avenue
Auburn, CA 95603

FACILITY SERVICES

SUBJECT: DEWITT GOVERNMENT CENTER FACILITY PLAN – NOTICE OF PREPARATION

Dear Mr. Salter:

Thank you for the opportunity to comment on the Dewitt Government Center Facility Plan Notice of Preparation. Based on this review, I have the following comments and/or requests:

1. **Geology and Soils** - As indicated in the Initial Study, section VI (Geology and Soils), various environmental impacts can be reduced to "Less than Significant" with appropriate mitigations. To determine these mitigations, additional geotechnical investigation should be conducted to provide recommendations to be included in the project's environmental document. Some areas that should be covered by this review include: Determination of the presence of expansive soils; recommendations for structural design based on the site specific soil conditions; potential for erosion of soil both during and after construction; slope stability and the anticipated blasting required to construct the project. The recommendations for blasting needs should include probable locations, type of blasting and measures to protect existing resources.
2. **Hydrology and Water Quality** - The project, as currently proposed, has the potential to modify existing drainage patterns and increase runoff. To identify the mitigations needed to reduce these impacts, a preliminary drainage study should be prepared to adequately determine drainage impacts. Areas of focus should include, but not be limited to: Increases to runoff by the addition of impervious surfaces; rerouting of existing drainage channels or drainpipes; increased erosion potential where concentrated drainage is released to existing natural channels and the need for increased detention. One area that was not mentioned in the Initial Study, but should be significantly expanded on in the environmental document, is the treatment (removal of sediment, toxins and chemicals) of runoff from newly developed areas. Over the next several years, the County will be operating under a new permit for stormwater discharge. The new permit (NPDES II) should be implemented soon and will contain requirements to be phased in over several years. Since the proposed project and environmental document will also be phased in over the next several years, the need

Letter to Mr. Dennis Salter
Re: Dewitt Govt. Facility NOP
January 9, 2003
Page 2

to address future mitigations as required by the new permit will need to be added and a method of implementing these requirements should be determined as part of the environmental document.

3. **Fire Protection** – With the proposed modifications to the existing layout of the Dewitt Center and with changes to the types of structures, comments from the local fire protection district should be solicited for inclusion in the environmental document. Based on these comments, clear mitigation measures should be proposed and incorporated into the project's design.
4. **Servicing Utilities** – Changes in use of the Dewitt Center has the potential to modify patterns of existing service provided by various utility companies. Comments from these serving utilities should be included in the environmental document and mitigation measures should be identified that meet the anticipated needs.
5. **Transportation** – The project, as described in the Initial Study, will redistribute traffic within Dewitt Center and over time increase the number of vehicle trips due to increases in staffing. These changes have the potential to create a cumulative impact to traffic within and around Dewitt Center. As part of the preparation of the environmental document a proper study of the traffic impacts should be conducted and mitigation measures proposed to reduce these impacts. Further discussion with the Public Works Transportation Planning Division should be conducted during the preparation of the environmental document.

If you have any questions, please feel free to contact me at (530) 886-3528.

COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS
T. D. HACKWORTH, DIRECTOR



ROBERT J. VROOMAN, P.E.
SENIOR CIVIL ENGINEER

DEPARTMENT OF PUBLIC WORKS
County of Placer

The EIR should evaluate the impacts of the proposed project on the following intersections:

DeWitt Drive/Richardson Drive/Wilson Storage access
Richardson Drive at Bell Road
Richardson Drive at B Street
Richardson Drive at C Street
Richardson Drive at Atwood Road
Bell Road at 1st/Blue Oaks
Atwood Road/1st Street
Atwood Road at "Project D"
Atwood Road at access to CHCES and WC

These intersections should be evaluated under existing and cumulative conditions with and without the project.

The EIR should address the impact of construction of frontage improvements along Richardson Drive (3rd Street to B Street and Bell Road to DeWitt Drive), Bell Road (Richardson Drive to East Street), East Street (DeWitt Drive to Bell Road), B Street (south of Richardson) and Atwood Road at CHCES and WC site.

The EIR should address impacts to Transit Services in the vicinity and each project component should incorporate features to encourage transit usage.

Finally, the EIR should examine the parking that now backs into Richardson Drive between D and C Streets and how the project traffic may exacerbate this undesirable situation.

Cc: Dennis Salter

REQUEST FOR STAFF REVIEW

**PLACER COUNTY
AIRPORT LAND USE COMMISSION (ALUC)**
550 High Street, Suite 107
Auburn, CA 95603
Phone: 530.823.4030
Fax: 530.823.4036

Date Received: 12.13.2002

Received From: Placer Co. Planning Dept.

Airport Name: **Auburn Municipal Airport**

ALUC Case No.: 02/03-81

Project Applicant: Placer County – Dept. of Facility Services

Project Title: Notice of Preparation -- DEIR for DeWitt Government Center Facility Plan (2003 – 2010)
SCH# 2002122071

Project Description: Phased construction and demolition project at Placer County's DeWitt Center:

1. Land Development Building. 2-story, 93,000 SF building, and 400-space parking lot (s/o Bell Rd. between Richardson and East Drives) for Planning, Building, Public Works, Environmental Health, and Air Pollution Control employees on an approximate 8.8-acre area.
2. Auburn Justice Center. 2-story, 94,000 SF building and an attached ancillary building (training/storage), 160'-high radio tower, 75-space parking lot (west of Richardson Dr.) for Sheriff Dept., District Attorney, and Probation Dept. employees on an approximately 6 acres.
3. Children's Health Center/Emergency Shelter & Women's Center. 20,000 SF CHC/ES building (2,500 SF – administrative space, 5,500 SF – educational facilities including a gym, and 12,500 SF – residential living [bedrooms, baths, common areas, kitchen, laundry, and storage]) and 16,000 Women's Center (8,000 SF 'core' facility and up to 10 independent living units – 800 SF each). The 7-acre undeveloped site is at the western boundary of the DeWitt Center.
4. Richardson Drive/Atwood Rd. Intersection Widening & Improvements.
5. Building/Facility Demolition Plan. The phased project will require the demolition of several buildings including four buildings in the Bell Gardens apartment complex and the decommissioned wastewater treatment plant.

Application for: ☐ Rezone ☐ General/Community Plan Amendment ☒ Other

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FACILITY SERVICE

Background

The Placer County Airport Land Use Compatibility Plan (Airport Compatibility Plan) was adopted in 2002. The adoption process included a general assumption that future DeWitt Center expansion would not conflict with Airport Compatibility Plan provisions.

According to the Airport Compatibility Plan, the project area is in two of the airport's compatibility zones (Compatibility Plan -- Figure 3A):

- Zone C2 (Outer Traffic Pattern) is an area that is routinely overflowed by aircraft approaching and departing the airport – but less frequently or at higher altitudes than areas in Zone C1 (areas closer to the runway). 'Annoyance' associated with aircraft overflights is the major concern. Safety is a concern only for uses with high concentrations of people and with particularly risk-sensitive uses such as schools and hospitals.
- Zone D (Other Airport Environs) is an area sometimes overflowed by arriving and departing aircraft. Hazards to flight are the only compatibility concern.

The Primary Compatibility Criteria (Table 2A) summarizes maximum residential density/commercial use intensity, prohibited uses, and other development conditions for both of these compatibility zones. Compatibility Factors Map (Exhibit 4H) illustrates the site is in the General Traffic Pattern Envelope/Flight Direction. This is an area where approximately 80% of aircraft overflights are estimated to occur. This exhibit shows that the site is outside the future 55dB CNEL noise contour.

DEIR Considerations

Noise. The site is located outside of the 55 dB CNEL noise contour. Because the Children's Health Center/Emergency Shelter & Women's Center would have residential uses that could be considered noise-sensitive, the DEIR should address potential noise impacts and mitigation measures from airport operations.

Safety. A proposed use is consistent with the Airport Compatibility Plan if its usage intensity does not exceed Zone C2 requirements (100 people per acre average for a site and 300 people per single acre). Use intensity is a general planning guideline to aid in determining the acceptability of proposed land uses. The Airport Compatibility Plan specifies that use intensity in unincorporated Placer County is to be calculated based on required off-street parking spaces (see Primary Compatibility Criteria -- Table 2A, Appendix C, and Appendix D). The required parking for each proposed building needs to be determined for use intensity consistency.¹²

If there are potential use intensity concerns, see Policies 4.2.6 (clustering) and 4.2.7 (Risk reduction through building design). Proposed CHC/ES 'educational' facilities should be adequately described to ensure it could not be considered a 'children's school'. This use along with hospitals and nursing homes are specifically prohibited in Zone C2.

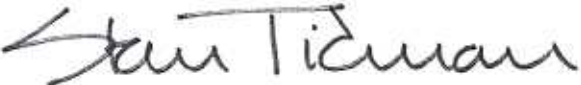
The Plan does not have residential density or use intensity limits for Compatibility Zone D. However, uses that would attract very high concentrations of people in confined areas – are generally prohibited.

Airspace Protection. The proposed Justice Center is to have a 160'-high radio tower. Building and structure heights greater than 150'-high may require an FAA airspace review.

Overflights. Overflight compatibility concerns encompass a combination of noise and safety issues. In Zone C2, a deed notice must be recorded for each parcel associated with any discretionary land use action reviewed by the ALUC. See Appendix F3 for a sample deed notice format.

¹ $'X' \text{ required spaces} \times 1.5 \text{ people per space} = 'X' \text{ people maximum on site} / 'X' \text{ acres} =$

Other. The DEIR should also identify/analyze potential airport compatibility concerns with the proposal's signs and lighting. Design features to consider would be: freestanding sign heights and light levels from buildings and parking lots. The objective should be to avoid tall, freestanding signs and creating new sources of substantial light or glare. If blasting is proposed for building demolitions, a schedule should be shared with the Airport Manager

Applicable ALUC Policy: <input checked="" type="checkbox"/> Safety <input checked="" type="checkbox"/> Noise <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Density/Intensity	
Applicable ALUC Plan: Placer County Airport Land Use Compatibility Plan -- October 25, 2000	Project is: requires an EIR <input type="checkbox"/> Compatible <input type="checkbox"/> Compatible, subject to Conditions (see ALUC staff comments above) <input type="checkbox"/> Incompatible due to: <input type="checkbox"/> Safety <input type="checkbox"/> Noise <input type="checkbox"/> Height <input type="checkbox"/> Density
Reviewed by: Stan Tidman, Sr. Planner -- TEL: 530.823.4033 	Date: January 9, 2003

'X' people per acre average for the site

² building SF / 43,560 SF per acre = 'X' acre-building footprint the footprint is > or < than 1 acre
therefore, the single-acre number =
'X' people on the site / X acre-building footprint =
'X' people per single acre

MEMORANDUM
OFFICE OF THE
PLACER COUNTY HEALTH AND HUMAN SERVICES
Environmental Health Services

TO: Dennis Salter, Facility Services

FROM: Roger Davies, R.E.H.S.
Land Use and Water Resources Section

DATE: January 13, 2003

SUBJECT: NOP - DEWITT GOVERNMENT CENTER FACILITY PLAN,
APN # 051-120-010

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JAN 13 2003

FACILITY SERVICES

Environmental Health Services has reviewed the subject document and has the following comments:

Hazardous Materials

- * The former underground storage tank site by Building 8 may need further assessment and/or remediation. The County needs to obtain written comments from the Central Valley Regional Board to determine if additional work is needed prior to development of this site.
- * The EIR needs to provide a description of the mitigation measures associated with the demolition and disposal of friable asbestos as well as asbestos and lead containing building materials.
- * The EIR needs to describe how the former waste-water treatment plant will be assessed for chemical contamination and mitigation measures for dealing with contamination if it is found.

Solid Waste

An area east of the proposed Children's and Women's Center has been used for solid waste disposal. The EIR needs to describe how the accumulated waste will be disposed of.

Utilities

Increases in water and waste-water usage needs to be discussed and the adequacy of the distribution and collection systems should be detailed.

Abandoned Excavations

Steam tunnels may exist underneath structures scheduled for demolition. If present the tunnels need to be included in the demolition activities.



11464 B Avenue, Auburn, CA 95603 • (530) 889-7130 • Fax (530) 889-7107

Thomas J. Christofk, Air Pollution Control Officer

MEMORANDUM

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JAN 17 2003

FACILITY SERVICES

TO: Dennis Salter, Facility Services

FROM: Dave Vintze, Air Pollution Control District

DATE: January 17, 2003

SUBJECT: DeWitt Center NOP

Thank you for the submitting the above referenced document to the Placer County Air Pollution Control District (District) for review and comment. Buildout of the proposed projects could have a significant impact on localized and regional air quality within Placer County. The District recommends the following information be provided in the Draft Environmental Impact Report (DEIR).

1. The setting and background sections should discuss existing air quality within Placer County and the region, the regulatory structure regarding air quality, current air quality standards and the regulatory implications if the region fails to attain health based ambient air quality standards by 2005.
2. The impact discussion section should quantify short-term construction impacts from on-road and off-road mobile equipment; the potential to disturb naturally occurring asbestos during construction; the long-term emissions from vehicles, landscape maintenance equipment; and natural gas use; stationary source emissions from backup generators and boilers; impacts to the jobs/housing balance and potential increase in vehicle emissions from the loss of workforce housing; and land use compatibility impacts from any diesel emissions or odor generating uses. Toxic emissions within 1000 feet of a residence, school, or medical facility may require a health risk assessment to determine if toxic impacts are above the District's significance threshold. The Urban Emission Estimate (URBEMIS 7G) model should be used where applicable to quantify short and long term emissions.
3. Once the emissions are estimated for this project, mitigation measures should be identified to offset any emission increase.

If you have any questions or concerns, please call me at 889-7131.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3, SACRAMENTO AREA OFFICE

Venture Oaks -MS 15

P.O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 274-0638

FAX (916) 274-0648

TTY (530) 741-4509

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January 21, 2003

02PLA0139

SCH #2002122071

DeWitt Government Center Facility Plan (2003-2010)

Notice of Preparation

03PLA049 PM 5.365

Mr. Dennis Salter

Placer County Facility Services Department

11476 C Avenue

Auburn, CA 95603

Dear Mr. Salter:

Thank you for the opportunity to review and comment on the DeWitt Government Center Facility Plan (2003-2010). Our comments are as follows:

- It is indicated in the report that increases in storm water runoff will be mitigated by the use of detention/retention basins. Adequate detention/retention should be provided to insure the State's highway right of way and Caltrans' highway drainage facilities are not adversely affected as result of site development and project activities.
- The cumulative effects of development within the DeWitt Government Center and at other sites within the region on surface water (storm water) runoff for the peak (100-year) return storm event should be evaluated.

Please provide Caltrans with a copy of any further actions regarding this project. If you have any questions regarding these comments, please contact Cathy Chapin at (916) 274-0640.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Pulverman', with a long horizontal line extending to the right.

JEFFREY PULVERMAN, Chief
Office of Regional Planning

cc: Gregoria Garcia, State Clearinghouse